



Homes
England

Homes England

Making homes happen



Graham Brookfield

Specialist – Housing Delivery
(Community Led Housing)

What will I be talking about today?

Homes England

A new organisation, who we are and what we do.

Community Housing Fund

What we can offer

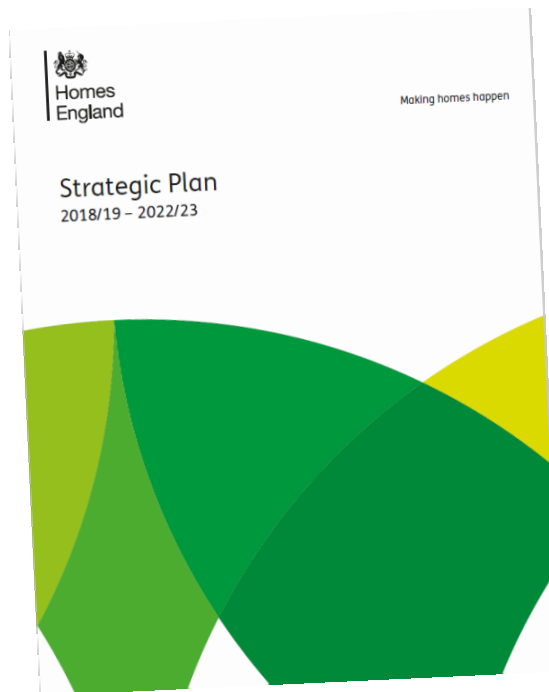
Who we are

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, **helping to improve neighbourhoods and grow communities**. So we welcome partners who share our ambition to **challenge traditional norms** and build better homes faster. Join us in breaking new ground to make this happen.

Our Strategic Plan

Launched in January 2018 to play a major role in fixing the housing market.

At Budget 2018, we published our five-year Strategic Plan explaining the steps we'll take, in partnership with the sector, to do this.



Our Strategic Plan

One of our key 2018-20 priorities:

“Deliver our share of the £163 million national Community Housing Fund, to increase the number of homes delivered by the community-led housing sector”



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



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



We'll improve construction productivity.



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

Our ethos

The background features a series of overlapping, curved, organic shapes in various shades of purple, blue, and pink, creating a layered, abstract effect.

#MakingHomesHappen

Our commitment

We cannot deliver the homes England needs alone. That's why it's our job to work with partners across the sector.

We will:

- Aim investments at smaller builders – helping them to scale up so they can access funding, grow and expand
- Work with local authorities and housing associations to help them make their vision a reality
- Help housing associations through strategic partnership deals – in return for being more ambitious with their delivery
- Work closely with housebuilders to promote better design and higher quality homes through Build for Life
- Work collaboratively with local areas to help them grow by identifying and overcoming barriers to growth



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 in their thoughts and ideas.



Learning

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

“We plan to be bold, creative and think big. We hope the whole of the housing sector – big and small, up and down the country – will join us for the next five years and beyond.”

Sir Edward Lister
Chairman, Homes England

Community Housing Fund

#MakingHomesHappen

Community Housing Fund

Open for business!

- 2016/17 phase 1 allocations to 148 English LAs (60m)
- November 2017 Minister announced new 2 year programme aimed at community groups
- £163,000,000 to be distributed by Homes England
- Homes England up and running

The Objectives of the fund

- ✧ increase housing supply in England by increasing the number of additional homes delivered by the community-led housing sector;
- ✧ provide housing that is affordable at local income levels and remains so in perpetuity; and
- ✧ deliver a lasting legacy for the community-led housing sector in the form of an effective and financially self-sustaining body of expertise within the house building industry in England.

Community Housing Fund Phase 1

Project Revenue

Project specific funding for community groups to build capacity.



Infrastructure

Funding for Local Authorities to open up site development.



LA Capacity

Funding to increase sector capacity and increase delivery.



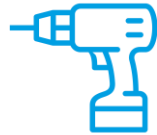
Community Housing Fund

	Project related revenue	Infrastructure
Who can bid?	Groups that are, or intend to become a body corporate	Local Authorities
What will funding cover?	Capacity building, project specific professional fees and costs, incl feasibility and design work, planning application, business and project planning	Associated infrastructure to open up sites for development, incl access roads/roundabout, remediation, flood attenuation, utilities
Limits on payments?	No strict limit, but not 100%. To comply with State Aid de-minimus rules total funding in 3 years to 2020 must not exceed 200,000 euros	No strict limit, but not 100%
Time limits	Payment milestones by April 20	Payment milestones by April 20
Need to be RP?	No	No

Community Housing Fund Phase 2

Project Capital

Project specific funding for community groups to gap fund to ensure viability.



Community Housing Fund

Phase 2 launched September 2018

- Addendum to Phase 1 prospectus
- Funding to support capital costs, including;
 - Construction of new homes (incl remediation of land)
 - Conversion/refurbishment of existing properties
- New forms of affordable housing, including those not currently funded
- Registration required for low cost rent, not for home ownership tenures
- Combine with Affordable Homes Programme

What are we looking for?

- ✧ Need to ensure that proposals are truly community-led
 - meaningful community engagement and consent
 - local community group or organisation owns, manages or stewards the homes by themselves or through a mutually supported arrangement with an RP
 - benefits to the local area/community must be clearly defined and legally protected in perpetuity
- ✧ Value for money – evidence of other funding, most contribute at least 10% of pre-development revenue costs
- ✧ Deliverability – Need to take account of March 2020 deadline
- ✧ Strategic fit – Evidence of community involvement and innovation

What are we funding – some examples

- Communities of interest – existing groups/organisations
- Regeneration - empty properties
- Town/Parish led projects in rural areas
- Co-housing projects
 - For capital funding need to ensure below market in perpetuity.
- Resource in Local Authorities
- NO BID IS THE SAME – we like innovation



Who can take a project forward?

- Existing community organisation
 - Community must be engaged and involved throughout
- A start up group
 - Funding available for incorporation
- Developer – community partnership
 - Needs 'founder members' from the community
- Anyone, help is out there!

The Process

- Submit your bid through the bidding portal
- Assessment of bid by Homes England
 - Clarification request
- Approval in principle by Homes England
- Know Your Customer process
- Contract issued
- Payment by milestones

Timescales

- The clock is ticking – end date of March 2020
- All bids in by end of December 2019
- All money committed by end of March 2020
- Talk to Homes England NOW



Thanks

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