

Development and regeneration in the South West: building at scale across all tenures



Peter Merchant
Affordable housing
investment director,
Octopus Investments



Versha Koria
Head - affordable housing
growth (South West), Homes
England



Sarah Hemming
Housing lead-performance,
strategy & resident involvement,
Exeter City Council





Homes
England

The Housing and Regeneration Agency

CIH SW Breakout Session – Reflections on building at scale

Versha Koria, Homes England
12th February 2025





Homes
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Ambition



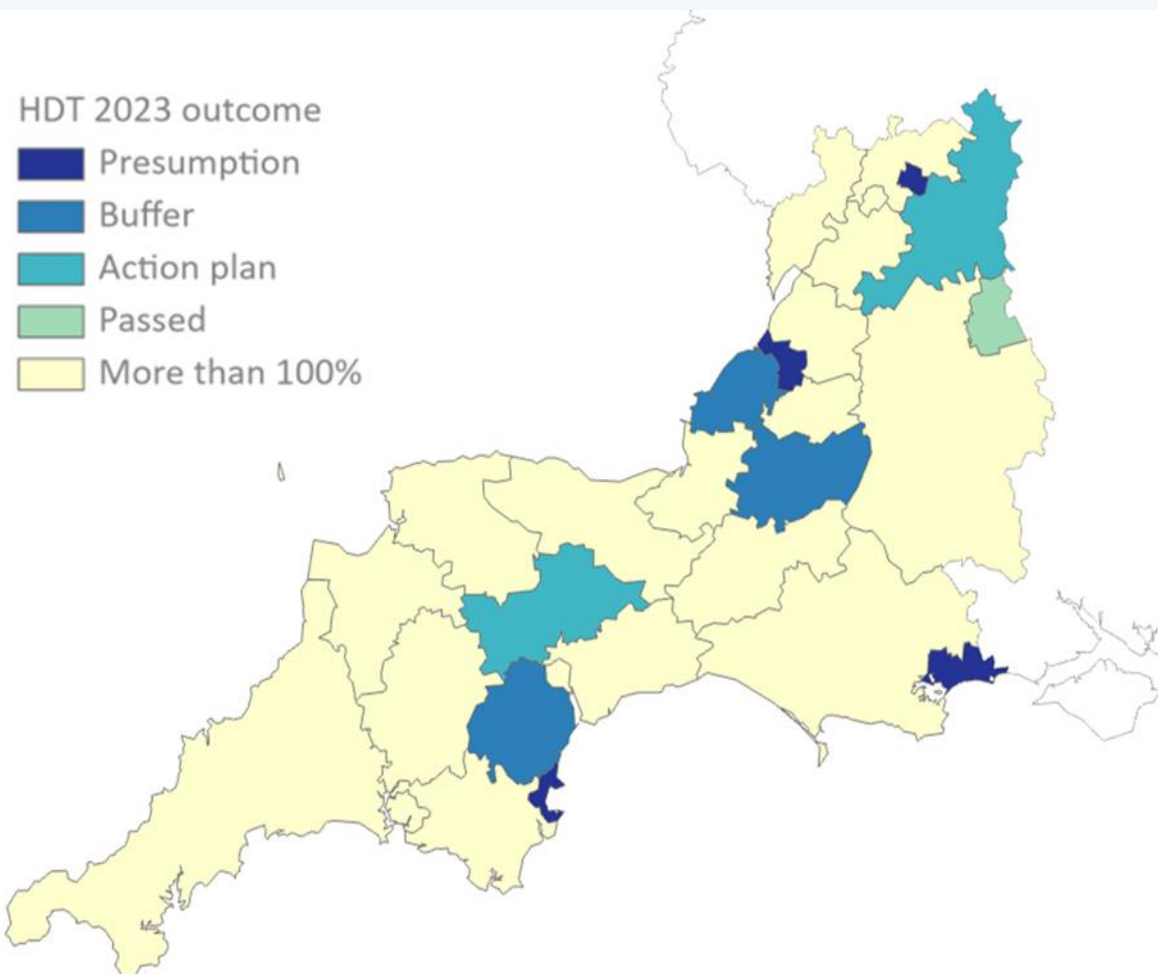
Kickstarting Economic Growth

- Milestone: Raising living standards in every part of the United Kingdom
- Milestone: Rebuilding Britain

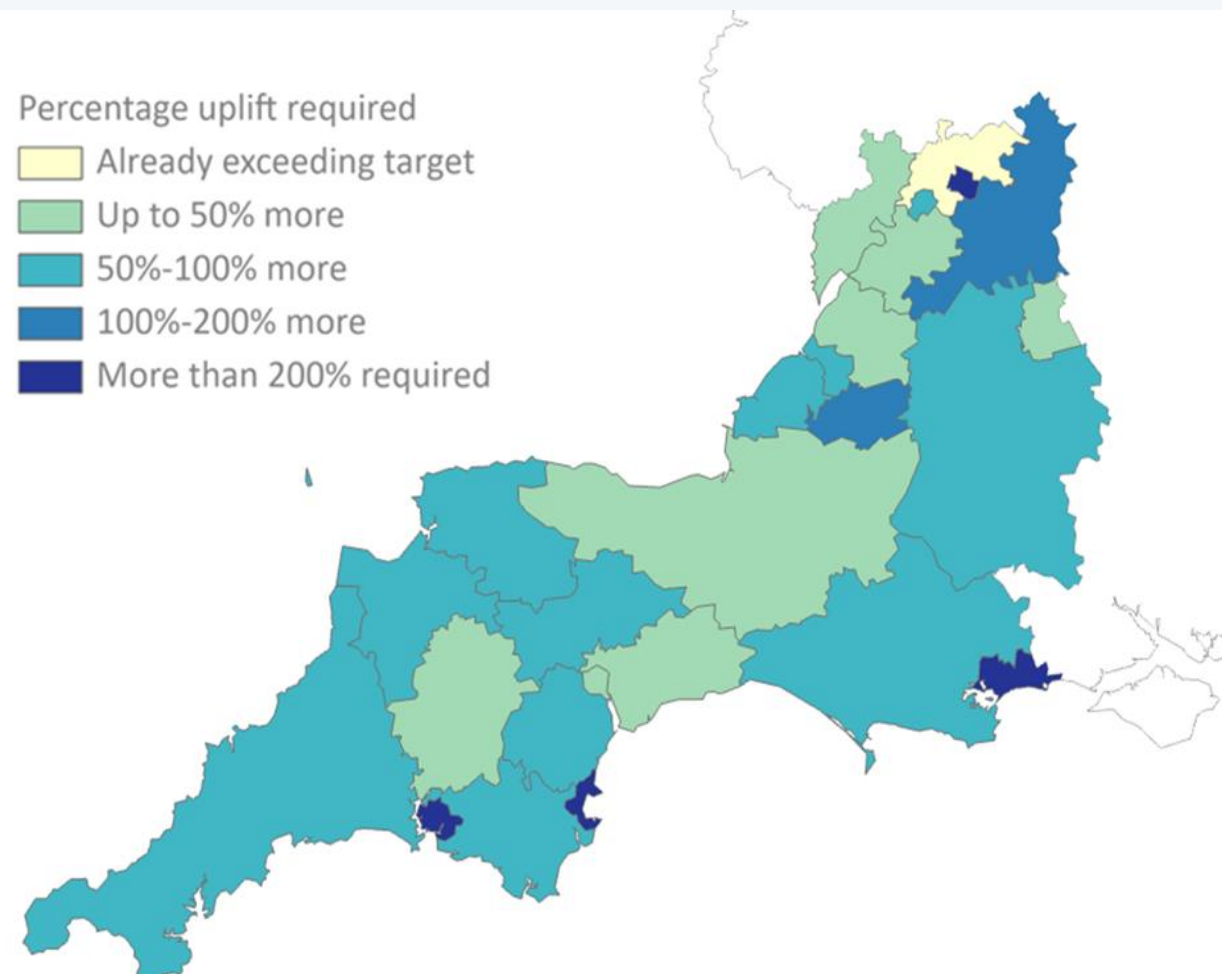




Planning – Housing Delivery Test



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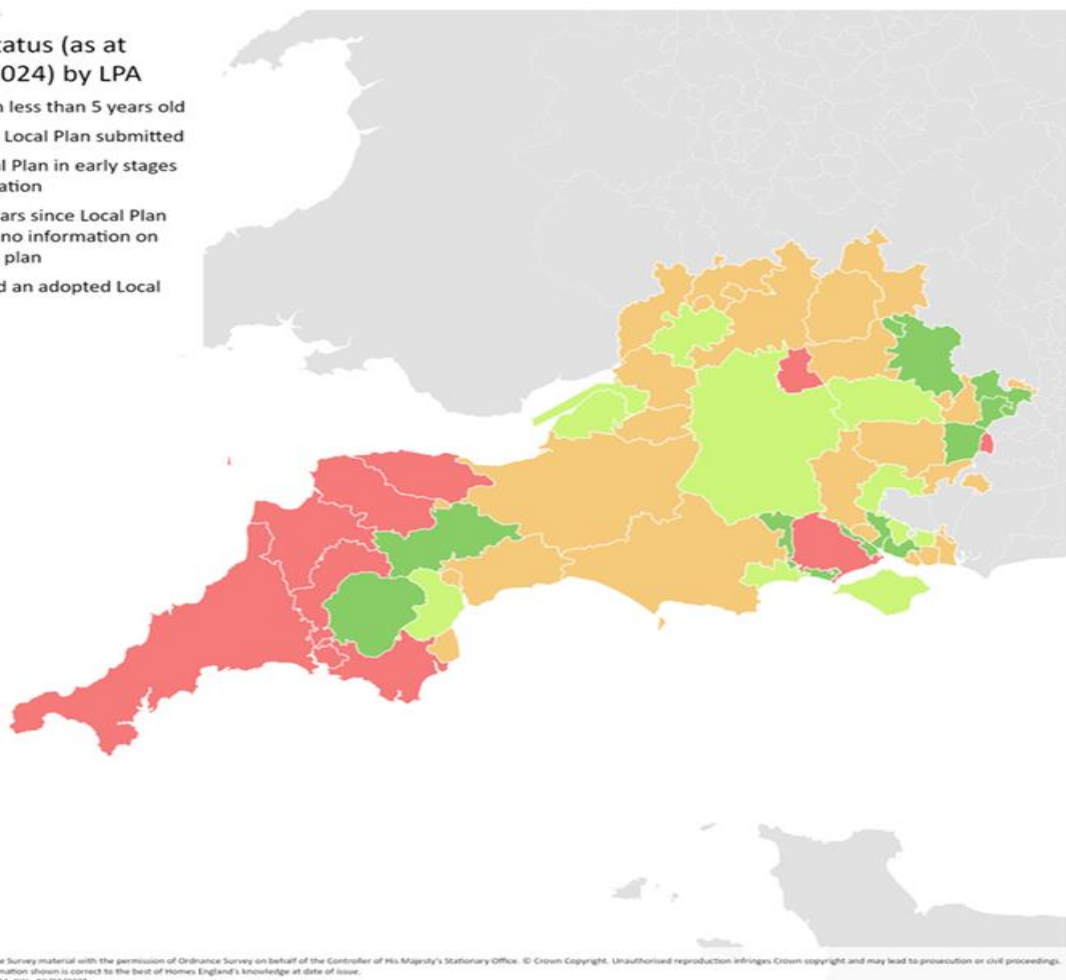
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Planning

Local Plan status (as at December 2024) by LPA

- Local Plan less than 5 years old
- Emerging Local Plan submitted
- New Local Plan in early stages of preparation
- Over 5 years since Local Plan adopted, no information on emerging plan
- Never had an adopted Local Plan
- No Data



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Homes England AC2000050648. Information shown is correct to the best of Homes England's knowledge at date of issue.
Dng No: 65353_Local Plan Status_Dec24_SW - 06/02/2025

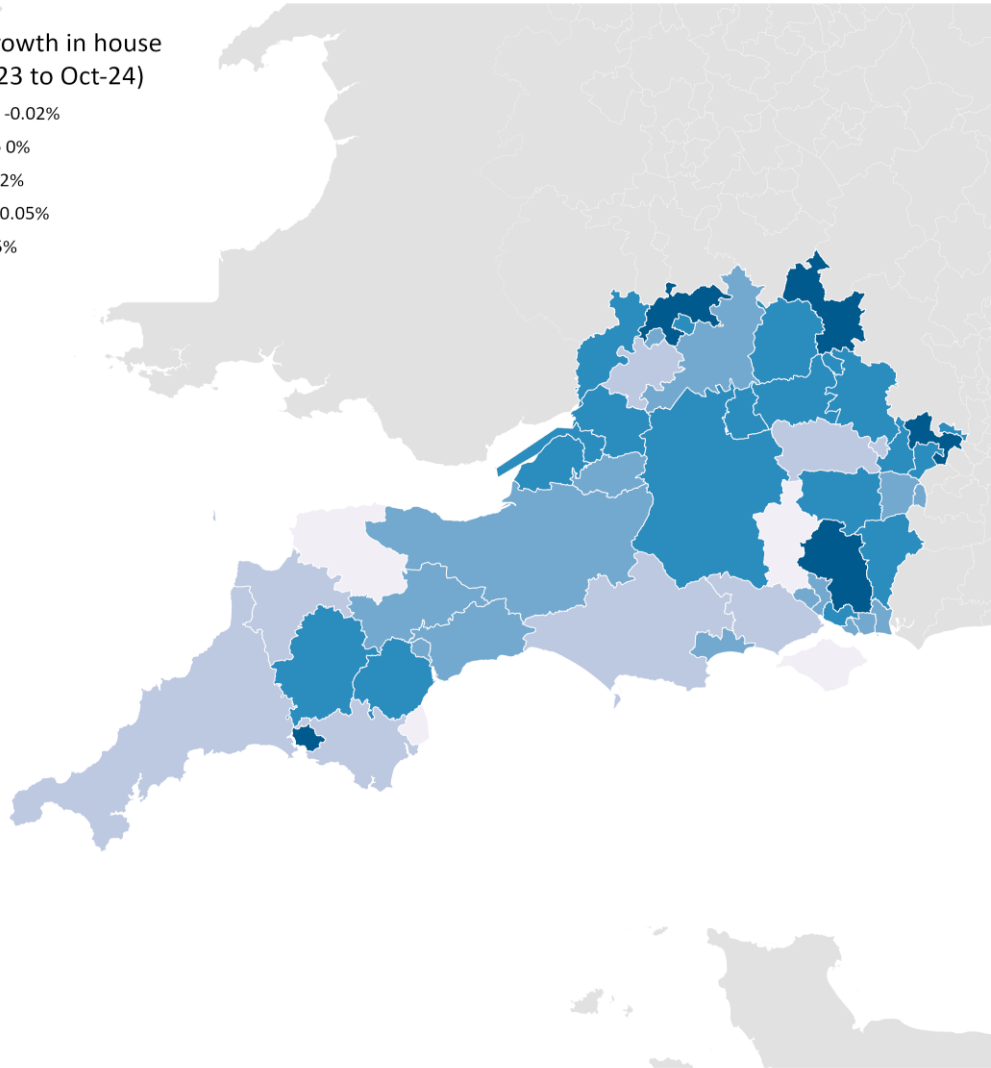
Q to June 24 vs Q to June 23	Number of applications <i>received</i>	Percentage change from previous year	Number of applications <i>decided</i>	Percentage change from previous year
National Parks	1,400	-14	1,400	-8
East Midlands	6,100	-13	6,300	-6
North East	2,400	-11	2,300	-5
East of England	10,800	-10	10,800	-7
South East	16,500	-10	15,800	-8
England	84,400	-9	81,800	-6
West Midlands	7,000	-9	6,400	-11
North West	7,900	-8	7,900	-5
South West	10,500	-7	10,400	-3
Yorkshire & Humber	6,800	-7	6,600	-3
London	15,000	-5	13,800	-8



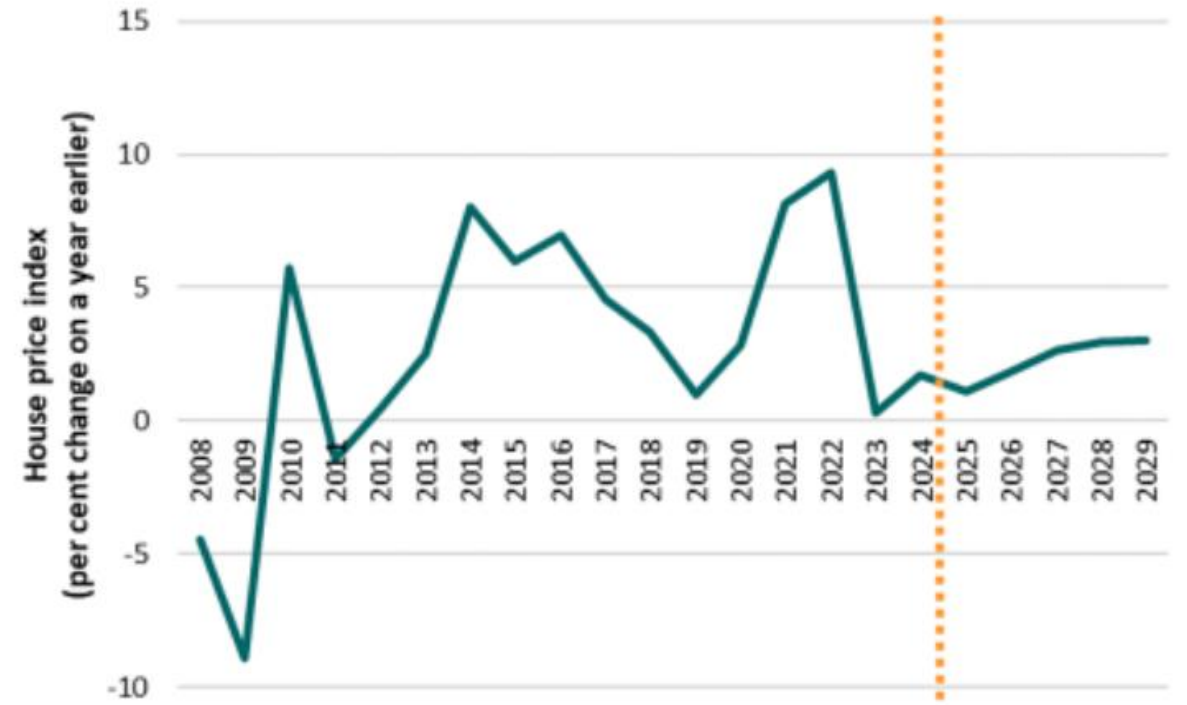
House prices

Annual % growth in house prices (Oct-23 to Oct-24)

- Less than -0.02%
- 0.02% to 0%
- 0% to 0.02%
- 0.02% to 0.05%
- Over 0.05%
- No Data



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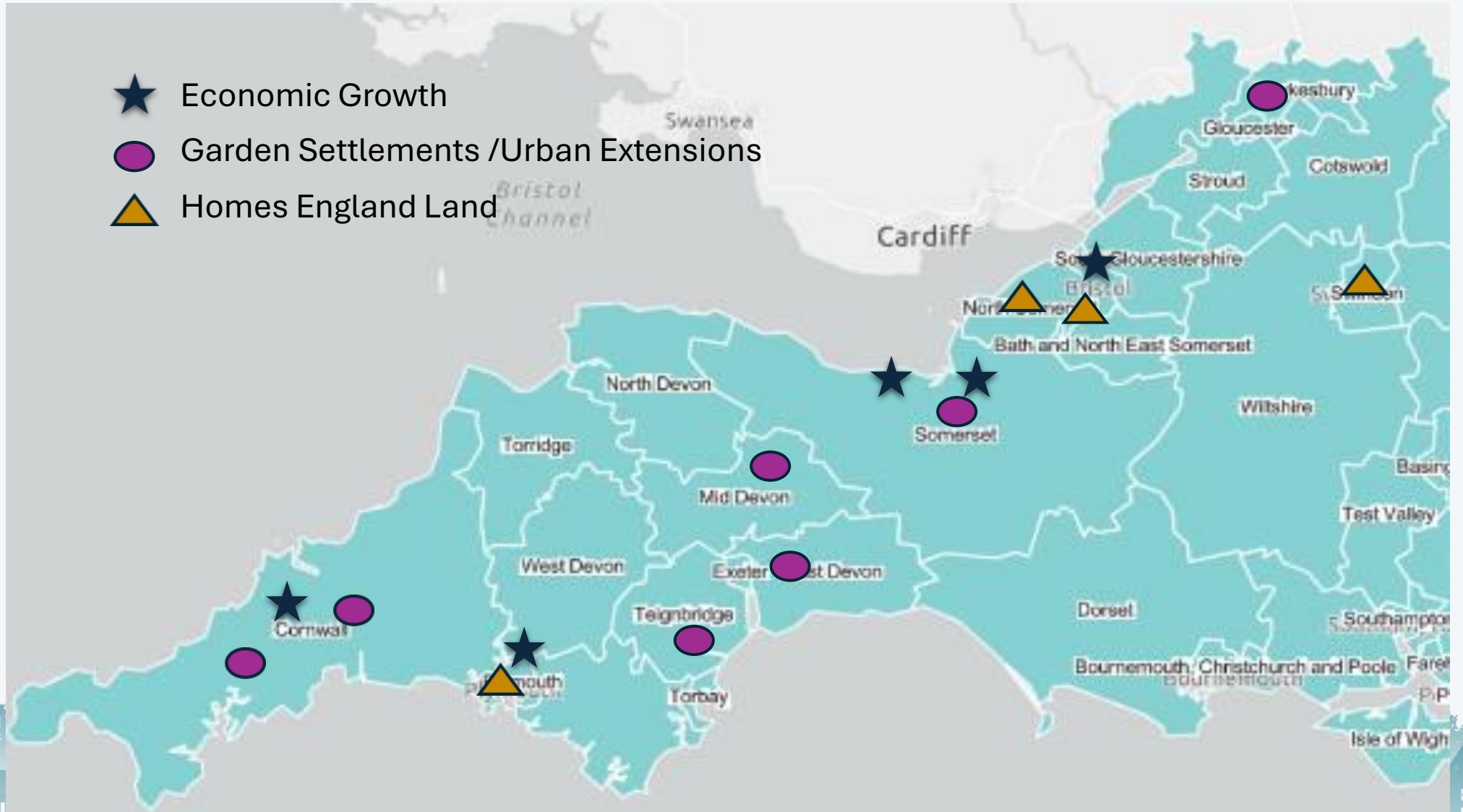


	2025	2026	2027	2028	2029	5 years to 2029
North West	5.0%	7.0%	6.5%	4.5%	3.5%	29.4%
North East	5.0%	6.5%	6.0%	4.5%	3.5%	28.2%
Yorkshire and The Humber	5.0%	6.5%	6.0%	4.5%	3.5%	28.2%
West Midlands	4.5%	6.0%	6.0%	4.5%	3.0%	26.4%
Scotland	5.0%	6.0%	5.5%	4.0%	3.0%	25.8%
Wales	3.5%	5.5%	6.0%	4.5%	3.5%	25.2%
East Midlands	4.0%	5.5%	5.5%	4.5%	3.0%	24.6%
UK	4.0%	5.5%	5.0%	4.0%	3.0%	23.4%
South West	2.5%	5.5%	5.0%	4.0%	3.0%	21.6%
East of England	2.5%	5.0%	4.5%	3.5%	3.0%	19.9%
South East	3.0%	4.0%	3.5%	3.5%	2.5%	17.6%
London	3.0%	4.0%	3.5%	3.0%	2.5%	17.1%



Opportunity

- ★ Economic Growth
- Garden Settlements /Urban Extensions
- ▲ Homes England Land





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Town Centre Regeneration Examples



Drainage, levels and utility works: Firepool Taunton



Public realm works, adjacent to Glovers Walk demolition: Yeovil

lhc design





Homes
England

The Housing and Regeneration Agency

Versha Koria
Homes England
Head of Affordable Housing Growth - SW
versha.koria@homesengland.gov.uk



Octopus UK Affordable Housing Fund

Building at Scales - New Partnerships in Affordable
Housing

Overview

The Challenge the UK is not delivering enough energy-efficient, genuinely affordable homes for those that need them

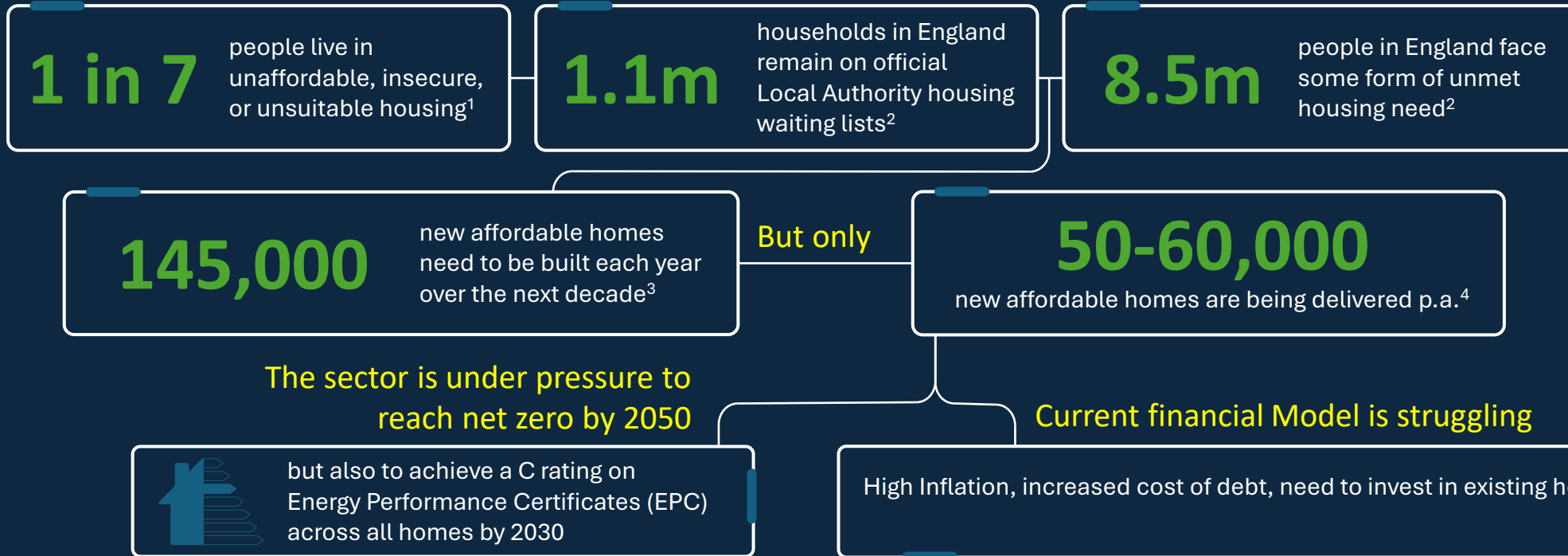
The Benefits of Good Quality Housing for Residents, Health, Environment, Transport, Education and Community.

New Partnerships Working together to bring all of our strengths.



The Challenge.....The UK is not delivering enough affordable homes for those that need them

A larger supply of affordable homes are needed



The benefits good quality housing brings

Creating value for the nation.



For Residents

Secure, genuinely affordable homes create a platform for better life outcomes.

For Health

High quality homes improve the health of residents and reduce costs to NHS and increase productivity for employers

For the Environment

Energy efficient homes with net zero targets in mind and reduced bills for residents

For Transport

Housing located in sustainable locations will reduce need for additional transport capacity.

For Education

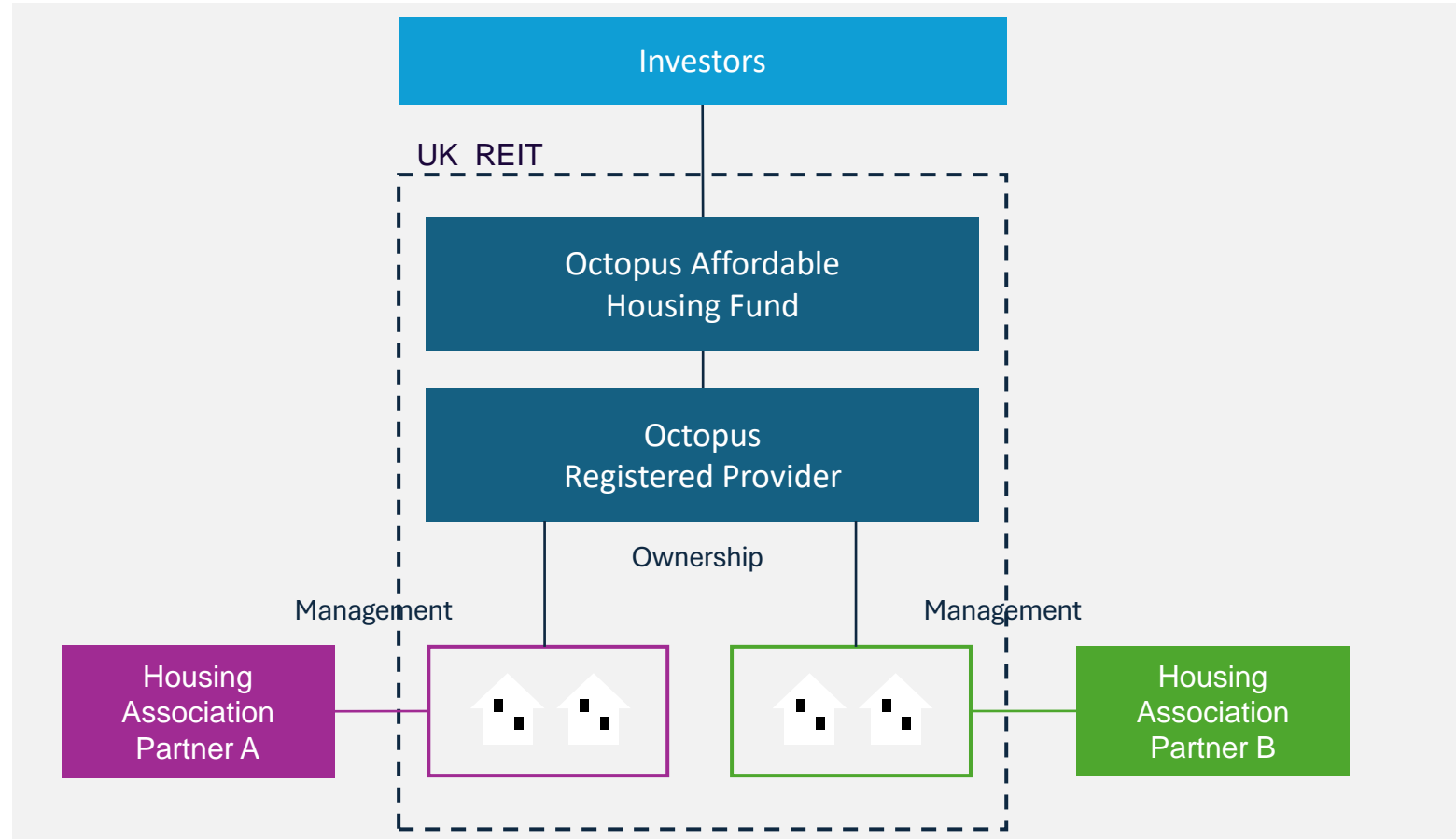
Better quality housing leads to better educational outcomes.

Local Authorities

Good quality housing reduces many costs to local government and improves community cohesion

New Partnership to deliver quality homes at scale

- Working together we can achieve more.
- Harnessing local knowledge and expertise.
- Focused on meeting local community needs.



An approach designed to compliment existing models and provide additional financial capacity.....

Summary

The challenges confronting the UK affordable housing sector feel daunting but.....

Partnerships can marry the development expertise of Housing Associations and Local Authorities with sustainability-focused private capital, to form a more collaborative and long-term housing model

We aim to provide value for all stakeholders and create sustainable growth.



A brighter way



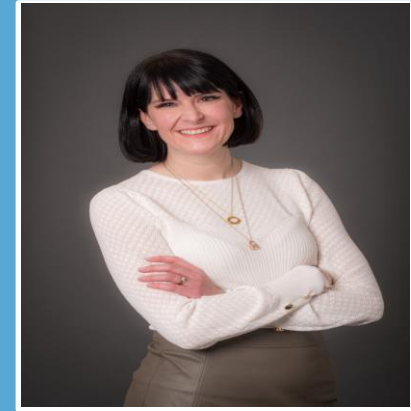
Building Safety



Paul Smith
CEO,
Elim Housing



Jack Allen
Managing director, Building
Energy Experts



Helen Fisher
Head of cladding safety scheme,
Homes England

