

# THE PLAN FOR MORE AND BETTER HOMES



A Plan for more and better homes in the North  
October 2023



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# INTRODUCTION

Homes for the North is an alliance of 17 of the largest developing housing associations in the North. Most of our members are Strategic Partners of Homes England, with a combined commitment to build almost 43,000 homes across the North over the next 10 years.

As well as building the homes that people need, we work with a range of organisations to make evidence-based policy recommendations to deliver More and Better Homes in the North.

This document sets out a Plan for how we can work in partnership with Government to deliver the More and Better Homes that the North needs.

## The housing challenge in the North



**Lack of housing is holding back growth.**

Research by H4N shows that the North needs 2 million new homes by 2050 to fulfill its economic potential.

**High demand for homes.**

Across the North people and families are locked out of home ownership or stuck on social housing waiting lists.

**Need for regeneration and investment in communities**

H4N estimate 100,000 homes will need to be replaced or upgraded significantly in the medium term.

**These challenges can be tackled with a new partnership to deliver place based regeneration**

# EXECUTIVE SUMMARY

The North of England – as with the rest of the UK – is experiencing a chronic shortage of housing. This is holding back economic growth, with research from Homes for the North showing that the North will need 2 million new homes by 2050 to fulfil its economic potential. Demand for housing is also extremely high, with people and families across the North locked out of home ownership or stuck on council waiting lists. Moreover, there is a significant need for regeneration and investment in communities – our estimate is that 100,000 homes will need to be replaced or upgraded significantly in the medium term.<sup>1</sup>

## THE CHALLENGES TO BUILDING THE HOMES THE NORTH NEEDS

Whilst there may be an abundance of space and a theoretical opportunity to build new homes and replace old, unsuitable ones, there are significant challenges to delivering the homes that people need. For example, some sites that would be ideal for new homes are owned either by multiple individuals or organisations across the public and private sectors – presenting considerable multi-party negotiation challenges. The prevalence of pre-developed, sometimes contaminated, brownfield land in the North means that housing associations often face significant costs for remediation before development can take place. And low land values, contributing to funding gaps, also present serious problems: with relatively small gaps often making or breaking the viability of new housing or regeneration schemes. Finally, whilst Homes England has made welcome changes to the Affordable Homes Programme that will be helpful to delivering regeneration schemes, these are time limited and will do little to support the long-term regeneration that is needed across the North.

## THE PLAN FOR MORE AND BETTER HOMES

This document sets out a Plan to deliver what the North, its people and economy need – More and Better Homes. The Plan we propose provides the first ever comprehensively mapped vision of regeneration opportunities across the North. It places housing associations at the heart of new local delivery partnerships to deliver almost 43,000 homes, regenerate 80 communities and deliver £3.9bn of GDP to the UK economy.

## A LONG-TERM APPROACH TO BUILD NORTHERN ECONOMIC CAPACITY

Our Plan moves away from an approach that views new homes in isolation – instead supporting the delivery of housing and regeneration that interlocks with key growth centres including investment corridors, regionally significant transport projects, Freeports and centres of innovation. We know the positive impact of delivering new homes and regeneration in these areas will be much greater than the sum of its parts, driving transformative economic growth and the renewal of communities across the North.



**42,470**  
New homes built



**£3.9 BILLION**  
GDP to northern economy



**80 PROJECTS**  
For strategic regeneration

This is a long-term Plan to build Northern capacity for economic growth and greater opportunity in all communities – and now is a once in a generation chance to deliver it. Our Plan will complement existing initiatives to invest in new homes to make them warmer, drier, and greener, as well as affordable. It delivers for the economy, delivers for homeowners, and delivers for local communities.

## HOW GOVERNMENT CAN SUPPORT OUR PLAN

Our Plan sets out a clear vision for how to deliver the More and Better Homes that the North of England so desperately needs – but we can only deliver this Plan if the Government gets behind us and our members to deliver.

### WE WANT TO SEE THE GOVERNMENT:

1. Take a strategic approach to investing in local delivery partnerships.
2. Provide long-term certainty on rent and grant subsidy.
3. Link Local Plan making to regional economic targets.

And we have clear evidence that there is very strong public support for what our Plan would deliver: More and Better Homes.

We commissioned private opinion polling across 15 marginal Parliamentary constituencies across the North of England to assess support for our Plan for More and Better Homes. The results make for stark reading – 65% of people say that there is too little affordable housing in the North, 68% of those polled said they supported the building of new homes, with 64% of these saying they specifically supported the building of new homes near them.

There is also broad consensus that the Government, MPs, Metro Mayors, and councillors are doing too little to ensure enough high-quality housing is available in the North. Crucially, 64% of respondents said that a party's policy on housing will be an important factor in how they decide to vote at the next election.

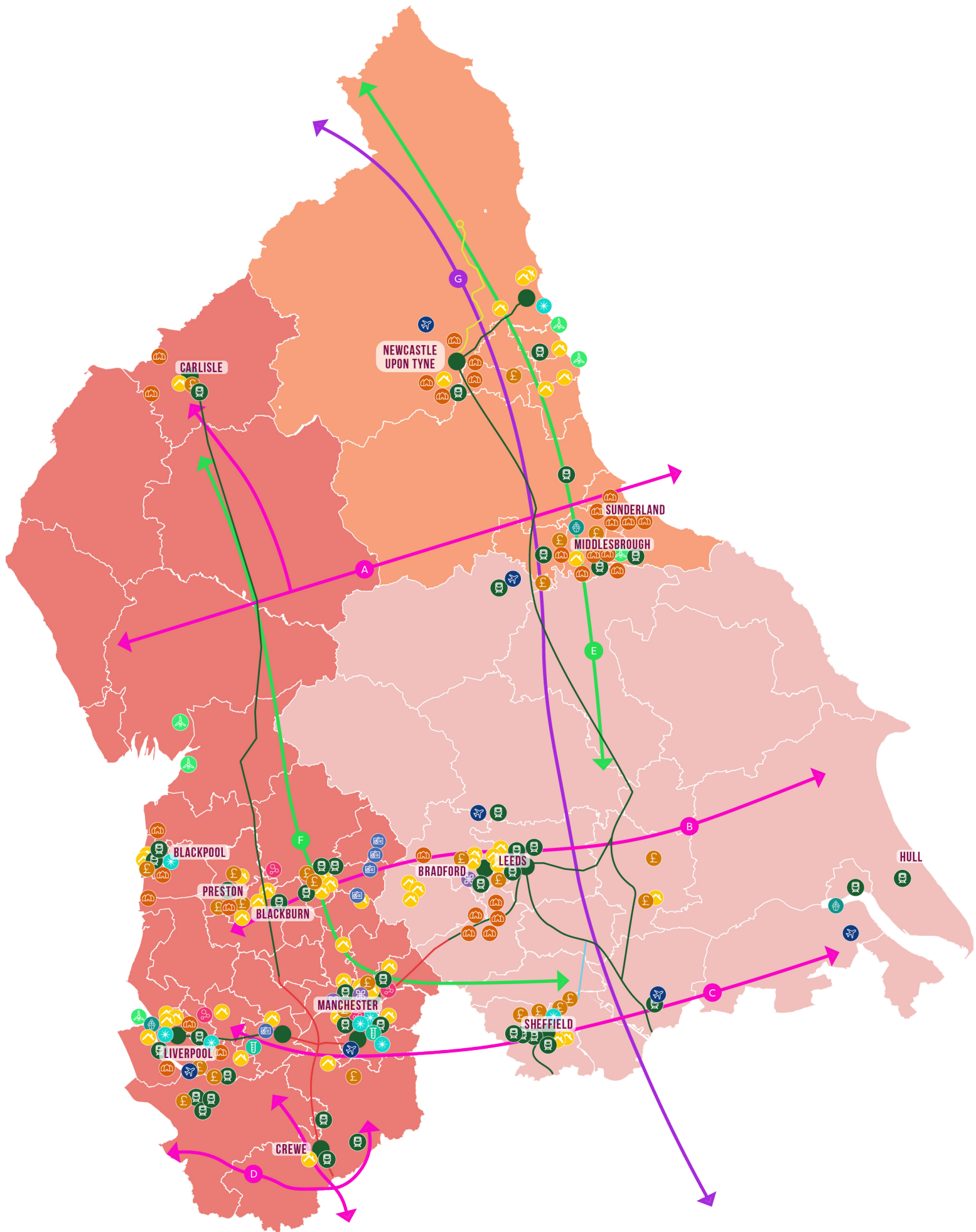
Finally, there is also a very strong economic case for the Plan for More and Better Homes. Economists at Turley have found that the Plan we have set out would create over 42,000 homes, with 71% of these located in the most deprived parts of the North. This Plan, delivered in full would see £5.2bn invested across the construction industry, generating almost £4bn of GDP to the UK economy.

This Plan provides a blueprint for how the delivery of More and Better Homes can be used to create a more prosperous and equal country, drive the economic growth that we all want to see, and reward the aspiration of hard-working people across the North. But we need Government to work with us to deliver this vision for a better future. This document sets out our Plan in greater detail.

Steve Coffey  
Chief Executive  
Homes for the North



# OUR PLAN FOR MORE AND BETTER HOMES IN THE NORTH



# JOINING THE DOTS BETWEEN HOMES AND GROWTH



## Site



## Transport initiative

Knutsford Transport Delivery Plan  
 Trafford Active Travel Fund  
 Greater Manchester Transport Strategy  
 Halton Local Transport Plan (LTP3)  
 Warrington Local Transport Plan (LTP4)  
 Liverpool City Region Local Transport Plan  
 East Lancashire Highways and Transport Masterplan  
 Central Bus Station  
 Blackpool Local Transport Plan  
 Cumbria Transport Infrastructure Plan  
 Lancashire Cycling and Walking Strategy  
 New public rights of way links in and around Darwen  
 Congleton Link Road  
 Ongoing SMART UTMIC highways management programme.  
 Poynton Relief Road scheme to Middlewich Eastern  
 Chester City Gateway  
 Chester to Broughton Growth Corridor road access improvements.  
 Chester Transport Strategy schemes  
 Investment in walking and cycling schemes  
 Metrolink Airport Terminal 2 Extension  
 Tram-train pathfinder  
 52 new trains to run on the Merseyrail network with level boarding from all platforms  
 £173.5 million investment in public transport improvements  
 Supertram track renewal Phase 2  
 Warrington East – improvements to Birchwood Way



## Employment

Birchwood Park  
 Vision Park  
 Lomeshaye Industrial Estate  
 Spinning Point  
 Northlight



## Economic Regeneration and Investment zones

Stoneygate Masterplan  
 Middleton Masterplan  
 Manchester Airport Plan  
 City of Manchester Masterplan  
 N.O.M.A Masterplan  
 The Northern Gateway Masterplan  
 East Manchester Growth Corridor  
 Heath Park Masterplan  
 Warrington Town Centre Masterplan  
 The Liverpool Local Plan  
 Blackburn Town Centre Masterplan  
 North Blackburn Masterplan  
 North West Preston Masterplan  
 Preston Station Quarter Regeneration



## Innovation

Greater Manchester Ageing Hub  
 Health Innovation Manchester  
 Turing Innovation Hub  
 UK Centre for Ageing and Innovation, Newcastle



## Freeport

Port of Immingham, Port of Hull, Port of Grimsby, Goole, Teeside Freeport



## Connectivity

LCR Connect



## Sustainability

Net Zero Innovation centre  
 Eden Project North  
 Offshore windfarms



## Science & technology

The Greater Manchester Graphene, Advanced Materials and Manufacturing Alliance  
 The North West Advanced Manufacturing Research Centre  
 Daresbury Lab



## Culture

The Factory International  
 Media City UK



## Airport

Humberside Airport

— Existing/upgraded line

— New line

— Further development



A Connecting the Energy Coasts



B Central Pennines



C Southern Pennines



D West and Wales



E East Coast - Scotland



F West Coast - Sheffield City Region



G Yorkshire - Scotland

# THE PROBLEM – AND THE CHALLENGES TO DELIVERING MORE AND BETTER HOMES

The North of England – as with the rest of the UK – is experiencing a chronic shortage of housing. This is holding back economic growth, with research<sup>2</sup> showing that the North will need 2 million new homes by 2050 to fulfil its economic potential. Demand for housing is also extremely high, with people and families across the North locked out of home ownership or stuck on council waiting lists. Moreover, there is a significant need for regeneration and investment in communities – our estimate is that 100,000 homes will need to be replaced or upgraded significantly in the medium term.<sup>3</sup>

This is a situation that can be resolved by delivering More and Better Homes across the North – there is both space and opportunity to do this. However, there are a series of challenges that must be overcome if these opportunities are to be realised, and we are able to remake places, revitalise communities and drive economic growth and regeneration across the North of England.

We have set these challenges out below in more detail.

## A STALLED PLANNING SYSTEM WHICH LACKS AMBITION

It is no exaggeration to say that the UK's planning system for new homes has stalled in a great many parts of the country – and ground to a halt altogether in others. Many planning authorities are yet to adopt local plans and all too often they are operating without an accurate and up to date assessment of housing need and demand locally.

This is an obvious block to the delivery of the new homes the North needs, the rejuvenation of communities and to driving economic growth. If this situation is to be remedied, local authorities must be empowered and adequately resourced to undertake robust analysis of local housing need. They must then use this assessment to put clear local plans in place that links closely with local economic plans and other locally regenerative activity.

## NET ADDITIONALITY

We welcomed Homes England's recent changes to the Affordable Homes Programme which have for the first time allowed grant funding from the programme to be used to replace old, poor-quality homes with new affordable homes and build additional new affordable homes. This is a step in the right direction that will genuinely benefit people and communities in the North – the priority now must be for things to continue moving in that direction.

We are concerned, however, that the changes introduced by Homes England are not long-term and will expire in 2025 – this is too short a period to have a significant impact on the need for regeneration in the North.

Several of the proposed developments that we have set out would either replace existing unsuitable low-quality housing or be built on sites that have been previously cleared of low-quality housing. As we have set out, these sites could make a significant contribution to place making, regeneration and economic growth – and their economic contribution would be much greater than the sum of their parts.

## MULTIPLE LANDOWNERS

Several of the sites that we have identified span pieces of land that are owned either by multiple individuals or organisations across both the public and private sectors. Negotiating with multiple parties presents a considerable challenge, this process often means that land for developments can only be secured in a piecemeal manner, something which itself complicates finding long-term delivery partners and often ultimately means that schemes are not viable.

The Forth Yards site in the North East site is a good example of this, encompassing land owned by Network Rail and a number of other private owners. Other sites such as Eastern Gateway in Manchester include land owned by Manchester City Council and the Abu Dhabi United Group.



## FUNDING GAPS

Often a funding gap exists, representing the difference between a scheme being viable or not. The ability to bridge these gaps is crucial if we are to realise the potential of sites that can transform places and drive economic growth.

Frequently this is directly related to lower land values in many areas of the North, particularly compared to London and the South East. This means that the opportunities to fund affordable homes through the planning system via developer contributions are very limited, underlining the need for Government to redress the balance through the way it distributes its own investment in housing and infrastructure. Our research backs this up showing that an annual subsidy gap of up to £1.3bn exists if those areas most in need of levelling up are to deliver the same number of homes as those least in need.<sup>4</sup>

The Morton site in Carlisle is a good example of this problem in action. A full masterplan for the site was developed in 2020, however there is a current funding gap of £35m. Potential partners could include Homes England, The Riverside Group and Cumberland Council. The holistic approach that we are suggesting would consider this site in the broader context of the Borderlands Inclusive Growth Deal, which aims to transform the region and support Carlisle as the capital of the Borderlands.



Homes for the North and the University of Liverpool (2022) Exploring the potential geographic variation in “affordable housing developer contributions” under the proposed Infrastructure Levy

# OUR PLAN FOR MORE AND BETTER HOMES IN THE NORTH

The North is home to a wealth of untapped economic potential that can be unlocked by delivering housing and regeneration that interlocks with key growth centres, including investment corridors, Freeports, regionally significant transport projects, and centres of innovation. The impact of delivering regeneration in these areas will be transformative in terms of economic growth and renewal of communities, with regeneration schemes delivering results much bigger than the sum of their parts.

Our Plan will place housing associations at the heart of new local delivery partnerships to add £3.9 billion of gross value added to the UK economy, deliver 42,920 homes, and regenerate 80 communities, which is enough to provide almost 59,000 people with a year's work.

This is a long-term Plan to build Northern capacity for economic growth and greater opportunity in all communities. This will complement our plans to invest in new homes to make them warmer, drier, and greener, as well as affordable. It delivers for the economy, delivers for homeowners, and delivers for local communities.

This Plan provides a blueprint for how the delivery of More and Better homes can be used to create a more prosperous and equal country, drive the economic growth that we all want to see, and reward the aspiration of hard-working people across the North. But we need Government to work with us to deliver this vision for a better future. This document sets out our Plan in greater detail.

## OUR PRIORITIES

We are social landlords. Our priority is to provide people with safe, warm, good quality homes that they love living in. But we also want to continue contributing to the supply of new affordable homes that drive economic growth, create opportunities, and improve places.

Our Plan is a once-in-a-generation promise to renew Northern communities most in need of investment, leadership, and innovation. It will see housing associations play an active role in delivery partnerships that help the North make the most of devolution and deliver results for everyone.

## NEW PARTNERSHIPS FOR TOTAL PLACE RENEWAL

Our Plan sees housebuilding, and the improvement of homes, as essential ingredients to renewing places and maximising economic growth. Delivering our Plan will mean pulling together the right partners, in the right places, to deliver a vision for better places in a fairer economy.

Our Plan is built around a **model of renewal**, a whole-place approach that has five key ingredients:

1. Working with partners to deliver **large and complex schemes** on longer time horizons.
2. Using our expertise to spend public subsidy well and **leverage private capital**.
3. **Unlocking the value** of previously developed land and deploying it for public benefit.
4. Joining up **good homes and infrastructure** alongside other public goods.
5. **Greening places**, including reducing embodied carbon and energy use.

We know how to do this. Homes for the North members are experienced at convening and working in partnerships to deliver results. Our experience is that the indispensable partners for place-renewal are: local government; mayoral combined authorities, local communities; housing associations; and private partners offering passion as well as patient capital. Sustainable place-renewal must include ambitious plans for new homes, based on a forward-looking assessment of what is needed to deliver economic growth. It will also mean investment in improving existing homes to drive positive economic and social outcomes.

This document includes examples of where we have delivered results by following these principles. It also sets out a lot more that we can achieve in the right public policy environment.

## UNLOCKING OUR PLAN

Government has a pivotal role in delivering on the ambitions laid out in our Plan. Whilst we understand that additional spending will only be possible as the economy grows, in the shorter term we are seeking a policy environment that will see public money spent well to make the biggest possible impact. To make this happen, we want to see:

1. **A new strategic approach** Whilst we understand that additional spending will only be possible as the economy grows, in the shorter term we are seeking a policy environment that will see public money spent to make the biggest possible impact. This should target funding, recognising where the opportunity for generating other forms of subsidy – for example through developer contributions – is limited.
2. **Long term rent and grant certainty** to underpin capacity in housing association business plans and our ability to deliver More and Better Homes, including our ability to attract significant private investment. This step is crucial in ensuring that funding gaps can be avoided and bridged more consistently, something that would substantially boost the viability of much needed regeneration schemes.
3. **Planning reform** to underpin capacity in housing association business plans and our ability to deliver More and Better Homes, including our ability to attract significant private investment. To make these effective, local plans must be explicitly linked to local economic activity – something that help to inject ambition into the process and help to overcome the restrictive, unambitious approach that has come to characterise planning in the last two decades.

Place Regeneration Partnerships could benefit from place-based budgets, ringfenced from current commitments, and more flexibility in how different streams of public funding can be deployed for greater cumulative impact. This would draw a line around an area and pull investment together to deliver a Plan with local oversight and governance.

A policy environment like this would enable us to transform places in partnership with government, commercial partners and devolved and local government. Together, we would build capacity for local growth, by coordinating our private resources with other investment, whilst pooling development and regeneration expertise to deliver more than we could do separately.



# PUBLIC SUPPORT FOR MORE AND BETTER HOMES

Our Plan for More and Better Homes sets out the opportunity there is to drive economic growth and revitalise communities across the North by building thousands of new homes – and the approach that will be needed to deliver this.

To understand public opinion on the issues around the need for More and Better Homes in the North, Homes for the North commissioned BMG Research to conduct polling in fifteen marginal Northern constituencies. A total of 2,421 voters in these constituencies were asked about their views on a range of issues including the availability of local housing, support for the building of new homes, and the impact that the housing policies of each party would have on voting intention.

## METHODOLOGY

Within the 15 marginal Northern constituencies, the survey used a blend of online panel, river sampling and telephone approaches with c.150 interviews conducted in each. Constituencies were chosen to ensure they included those which elected both Labour and Conservative MPs in 2019 and a mix of more urban and rural localities, deprivation levels, and regions across the North of England. Some coastal constituencies were also targeted to ensure these communities were represented in the sample. All constituencies can also be considered marginals at the next general election with a majority of less than 15%.

## POLLED CONSTITUENCIES:

REGION	PARLIAMENTARY CONSTITUENCY
Yorkshire & The Humber	<ul style="list-style-type: none"><li>• Shipley</li><li>• Sheffield South East</li><li>• Leeds East</li><li>• Colne Valley</li><li>• Hemsworth</li></ul>
North West	<ul style="list-style-type: none"><li>• Warrington North</li><li>• Oldham East &amp; Saddleworth</li><li>• Bury South</li><li>• Hyndburn</li><li>• Ashton-under-Lyme</li><li>• Southport</li><li>• Wirral West</li></ul>
North East	<ul style="list-style-type: none"><li>• City of Durham</li><li>• Redcar</li><li>• Sunderland Central</li></ul>

## KEY FINDINGS:

The polling data makes clear that voters do not believe there is enough affordable housing in the North – and that there is clear support for building more homes there. The data show that voters do not feel that the Government, MPs, Metro Mayors, or councillors have done enough to deliver the homes that are needed. Importantly, the findings indicate that housing policy will play a significant role in shaping voter intentions ahead of the next general election – and that this is an even more significant factor for ‘swing’ or ‘floating’ voters .

Put simply, our research suggests that what parties, MPs and candidates say and do about housing will play a key role in deciding the outcome of the next election.

The full polling dataset is available alongside this document, and we have set out some key findings below and, in the infographic, overleaf.

## AFFORDABILITY CONCERNS

Constituencies were asked for their views on the current level of high-quality affordable housing in the North. This included questions on the level of social housing available within their area.

- 65% of those polled said there is a shortage of high-quality affordable properties available for first-time buyers in the North.
- 46% find housing in their local area unaffordable.
- 51% of those polled said there is too little high-quality social housing in the North.

## SUPPORT FOR HOUSING DEVELOPMENTS

Constituencies were asked for their views on whether they support the delivery of new housing developments in the North and their local area, as well as if there should be more investment provided to deliver new homes and the associated infrastructure within their local area.

- 68% of those polled expressed support for developing new homes in the North.
- 64% agree that there should be new homes built in their local area.
- 54% advocate for increased investment in building new homes and local facilities, which saw a steep rise in areas such as Hyndburn where 66% wanted more investment in housing.

## CROSS-PARTY SUPPORT

Following the question on whether they support new housing developments, respondents were asked how they voted previously in 2019.

Among those supporting new housing developments:

- 60% voted Conservative in 2019
- 63% voted Liberal Democrat in 2019
- 73% voted Labour in 2019

## HOUSING POLICY AND IMPACT ON VOTER INTENTION:

Constituencies were asked for their opinion on whether elected members had addressed issues surrounding high-quality affordable housing and set a clear Plan to elevate housing policy. They were also asked if this would impact the way they vote at the next general election.

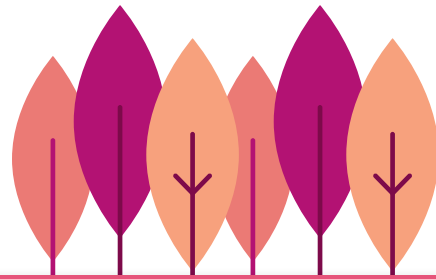
- 64% of those polled consider a Party's housing prioritises as significant in determining their vote at the next general election.
- Amongst swing voters, 69% state housing policy will influence their voting decision.
- 67% believe the UK Government has done too little regarding high-quality, affordable housing, with 62% saying the same for MPs, 56% for local councillors and 50% for regional mayors.
- 65% of those polled said the Government has handled delivering high quality affordable housing badly.

When asked how clear party policy is on delivering affordable homes, respondents said:

- 16% thought the Conservatives' housing policies are clear.
- 14% thought the Liberal Democrats' housing policies are clear.
- 26% thought Labour's housing policies are clear.

These findings underscore a consensus on the need for more affordable housing, a notable cross-party alignment on supporting new developments, and a recognition that housing policies will play a pivotal role in shaping voting intentions in the upcoming general election.

# POLLING RESULTS OVERVIEW



## A lack of quality affordable homes in the North

65% of those polled agreed there is too little affordable housing in the North of England

51% of those polled also said that there is too little high quality social housing in the North of England

## Support for the building of new homes in the North

68% of those polled said that they supported the development of new homes in the North of England

64% of people support the building of new homes in their areas – confounding concerns about NIMBYism

## A view that the Government has not done enough on housing

67% say the Government is doing too little to ensure enough high-quality housing is available in the north of England

## Housing policy will be a key driver of voter behaviour at the next election

64% of those polled said that a party's policy on housing would be an important factor in how they decide to vote at the next election

## If an election were held today...

When asked which party they would vote for if an election were held tomorrow, results were as follows:

 **Labour** = 36%

 **Conservatives** = 16%

# THE ECONOMIC CASE FOR MORE AND BETTER HOMES

## THE ECONOMIC CASE FOR MORE AND BETTER HOMES

Our Plan incorporates 80 strategic regeneration projects throughout the North, spanning an area that stretches from Crewe to North Shields. Roughly a third of the projects, some 26 in total, are located in authorities that rank amongst the 10% most deprived in England. Realising the development ambitions of these projects has the potential to positively impact upon disadvantaged communities, whilst seeing at least 581 hectares of land developed, of which at least 470 hectares – some 81% – is brownfield land.

Homes for the North commissioned economic consultancy Turley to undertake research to quantify the benefits that implementing our Plan will have on the Northern economy as well as reducing regional inequalities and supporting the aspirations of Homes England, documented in their recently published Strategic Plan.

The research documents the impacts which are expected to be generated over the lifetime of the 80 projects, recognising that these include homes that will be delivered in partnership with others. The realisation of this will make a significant impact in urban areas across the North, acting as a catalyst for further investment whilst also contributing to securing the full benefits of planned interventions and growth.

Many of the projects involve the replacement of existing housing which is no longer judged to be fit for purpose. The new homes delivered will be built to ensure or improve on build standards, generating benefits for individual households in their quality of life, reducing energy costs and making wider cumulative environmental and social benefits that will impact current and future generations.

While taking into account the short-term impacts of our projects beginning to deliver, the research also highlights the much greater impact that could be made over the next five years in a supportive policy environment where longer-term certainty is provided on the allocation of funding.

## REALISING THE POTENTIAL OF OUR 80 STRATEGIC REGENERATION PROJECTS

Collectively, the 80 strategic regeneration projects included within our Plan, in partnership with other developers, are set to bring forward some 42,920 new homes. Delivering these homes will generate investment in construction of £5.2 billion, directly supporting 37,235 “person years” of employment. The indirect economic benefits of this investment are far reaching, and it is estimated that the construction of the 80 strategic regeneration projects identified will directly or indirectly create a whole year’s work for some 58,725 people throughout the UK, inclusive of circa 41,890 jobs for residents of the North of England.

The identified projects will also add £3.9 billion to the gross domestic product (GDP) of the UK economy. Over two thirds (£2.7bn) of this could be concentrated in the North of England, helping to boost economic productivity levels and ultimately prosperity.

These high-quality new homes will provide households with a place to live that meet their needs. It is estimated that 94,100 people could live in the new homes, with almost two thirds of these individuals – some 58,700 people – being of working age, between 16 and 64 years old. The importance of providing homes for the workforce is reinforced by research commissioned by H4N which indicates that to fulfil the economic potential of the North of England, a further two million homes (net) will be needed by 2050. This equates to an average of 65,000 homes needed every year.<sup>5</sup>



Cebr/Quod (2019) The Role of Housing in the Northern Powerhouse

## WITH A SUPPORTIVE POLICY ENVIRONMENT WE CAN GO FURTHER

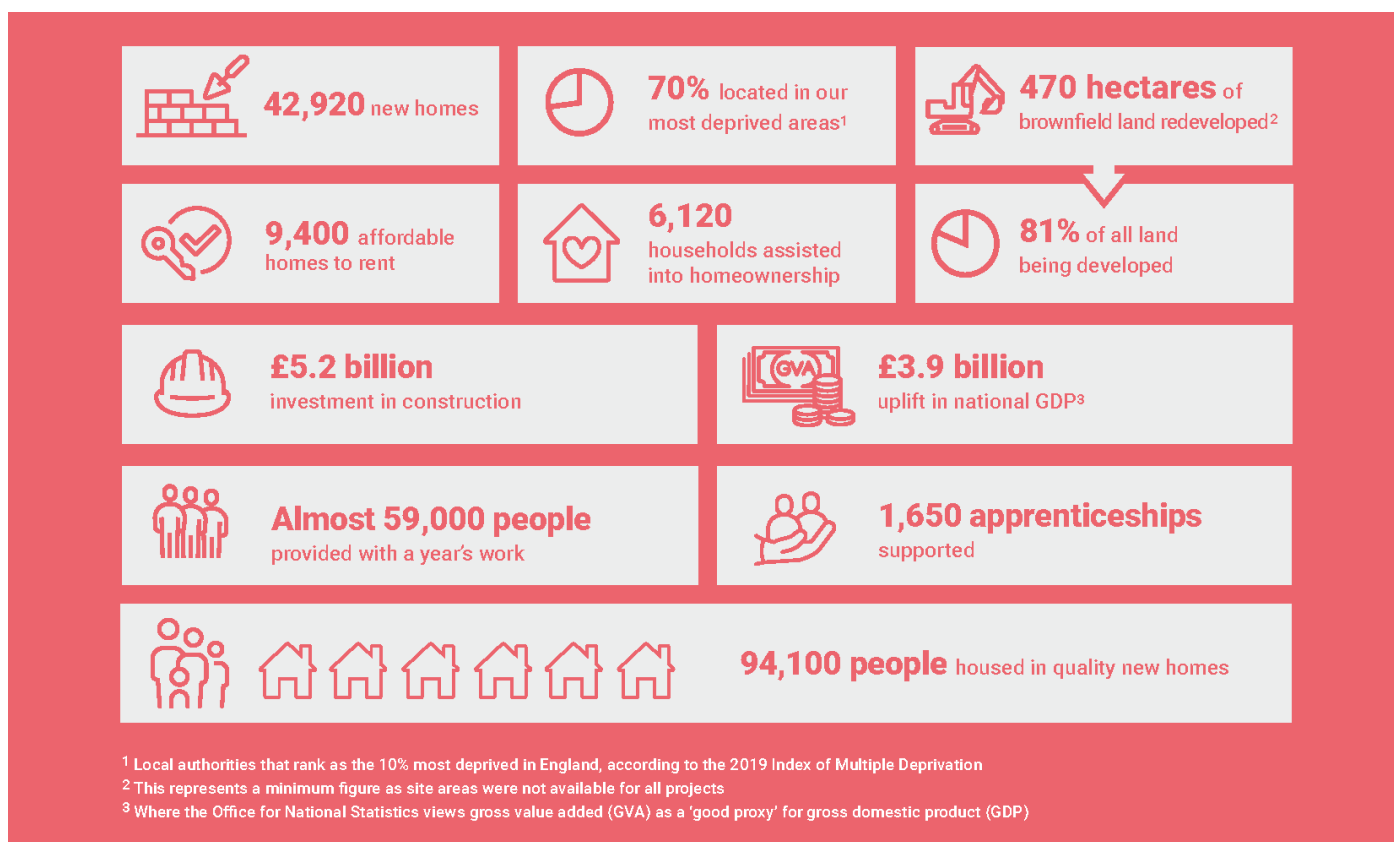
Members are set to deliver a substantial number of new homes over the next five years to 2028. However, more could be achieved and the supply of new homes could be boosted in the next five years with a supportive policy environment and with greater certainty over funding for the identified projects. If these conditions were created members estimate they would be able to accelerate their delivery plans for the projects within the Plan and enable the delivery of 9,950 homes.

This would more than treble the anticipated output of the projects within the Plan over the next five years, allowing them to deliver around seven homes for every two that they would otherwise provide. Delivery at this accelerated rate has the potential to generate significant benefits by 2028, by:

- Enabling investment of £1.2 billion in construction, compared to £348 million planned;
- Directly or indirectly creating a year's work for 13,590 people throughout the UK, including almost 9,700 jobs for residents of the North of England;
- Creating around 380 apprenticeships, rather than only 110;
- Adding £910 million of GDP to the UK economy, retaining £628 million in the north; and
- Providing quality, energy-efficient new homes for 21,800 people, compared to the 6,310 people accommodated by the existing pipeline.




Boosting delivery will require some important changes to create the conditions conducive to investment, faster decision taking and funding certainty. In order to treble housing delivery through its Plan over the next five years, Homes for the North is calling for:



- Long-term certainty on rent and grant subsidy;
- An investment in the capacity of local authority planning and development teams, as well as other statutory consultees involved in the making of planning decisions; and
- The acceleration of Plan-making, where the allocation of land and the provision of policy support to the principle of development is vital in replenishing a pipeline of development opportunities





# CASE STUDIES

	SITE	NUMBER OF HOMES	HOMES FOR THE NORTH MEMBER	STATUS AND INFORMATION
	Hartley Locks, Liverpool Northern Docks	185	Torus	<ul style="list-style-type: none"> <li>• <b>Completed: No. Project period May 2022 – Spring 2025</b></li> <li>• A flagship £52 million development in the heart of Liverpool's historic northern docks to transform a formerly unloved industrial site overlooking the Liverpool Canal into almost 200 quality affordable homes.</li> <li>• This project would repurpose disused brownfield land into 185 apartments and townhouses – all homes available for Rent to Buy.</li> <li>• Funding received from Liverpool Combined Authority's brownfield land fund and DLUHC.</li> </ul>
	Northern Gateway, Manchester	15,000	Great Places	<ul style="list-style-type: none"> <li>• <b>Completed: No.</b></li> <li>• This site has mixed ownership, with Manchester City Council and partners leading on the development of this area.</li> <li>• Other potential partners include the Far East Consortium, Manchester City Council, and an RP panel comprising Great Places, L&amp;Q and Guinness Partnerships.</li> <li>• This regeneration to the north-east of the city centre has the potential to unlock significant residential-led development that will positively contribute to the growth of Manchester and the wider city region.</li> </ul>
	Morton, Carlisle	331	Riverside Group	<ul style="list-style-type: none"> <li>• <b>Completed: No – currently unviable.</b></li> <li>• Demolition of 270 units to build 331 new units including family housing, apartments and 62 unit extra care schemes.</li> <li>• New homes would be available to buy and for affordable rent.</li> <li>• The scheme would see the regeneration of the site as well as creating green routes, active travel routes and travel connections to employment sites.</li> <li>• This scheme is currently unviable due to the extent of demolition and lack of affordable homes grant for regeneration / replaced units.</li> </ul>

	SITE	NUMBER OF HOMES	HOMES FOR THE NORTH MEMBER	STATUS AND INFORMATION
	Smith's Dock, North Tyneside	815	Places for People	<ul style="list-style-type: none"> <li>• <b>Completed: No. Reserved matters agreed for 2/3 phases.</b></li> <li>• Smith's Dock is a 29.6 acre former ship repair yard on the banks of the River Tyne (brownfield regeneration).</li> <li>• The regeneration will deliver 815 new homes for a mix of tenures, the retention of three docks to create retail, hotel, cafe and leisure facilities and a riverside cycle and pedestrian promenade.</li> </ul>
	Horrocks Mill, Preston	380	Riverside Group	<ul style="list-style-type: none"> <li>• <b>Completed: No.</b></li> <li>• A diverse mix of house types is proposed, including townhouses and apartments, available across a range of affordable and market tenures.</li> <li>• The relaxation of AHP funding restrictions by Homes England has provided Onward with greater control of placemaking projects such as this.</li> <li>• To design and create successful neighbourhoods that stand the test of time, Onward needs to remain at the heart of the placemaking process. Realising additional grant funding for our Preston renewal provide greater authority in negotiations with potential delivery partners, ensuring the scheme can be tailored to the local community's long-term needs.</li> </ul>