Local Authority Direct Provision of Housing in England: Round Five Research

Report 1 –

Local Authority Activity to Directly Support Housing Provision: Desk Survey Report

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What we have found in 2026…

This survey of English local authority direct support for the provision of housing provides a picture of the range of local authority activities to support housing delivery in their areas in one place. It is not a full picture, as it does not include local authority activity in the provision of supported housing or the number of affordable homes negotiated and delivered through planning, secured through s106 agreements. However, this table shows the range of activities which councils are committed to using to support housing delivery and improve the homes in their areas in a consolidated format.

The research was undertaken between January and July 2026. It is the fifth in a series that has been undertaken before in 2017, 2019, 2021 and 2023 and has used the same methodology, although there are some additional search terms that have been used in 2026.[1] The survey is part of a larger research project, also in its fifth iteration which includes roundtable discussions to capture local authority sentiment, barriers and opportunities to providing housing together with any changes which councils consider would improve their delivery ability. This is followed by a direct survey to all English local authorities to identify their motivations, means and methods together with their views on some of the issues identified in the roundtables and this is followed by a series of case studies in local authorities which have been selected form a process of self-nomination. These four components are brought together in a final report to be published early in 2027.

The findings here and their publication is timely given the change in Prime Minister and proposals for policy development in the role of local authorities delivering housing. This survey shows that **95% of all English councils are engaged in housing delivery** in at least one way with many using several of the policy and implementation mechanisms available to them to increase their available housing supply, an increase from 94% in 2023. The findings for each council are presented in the table below and then there are subsets of this England table for Mayoral Combined Authorities.

In 2026, the research started with an understanding of local authority council wide commitment to the provision of affordable housing as shown in their council plans, strategies or vision statements**. 82% of local authorities are committed to providing affordable housing,** the highest figure recorded in the period since 2021. The survey continued to collect data on specific activities being undertaken by councils to support housing delivery including the use of their own companies or single or multiples joint ventures, where **69% local authorities are using companies and or JVs to deliver housing**. **53% of local authorities are using HRAs to deliver homes at social rent and wider tenures** frequently used to cross-subsidise the gap between the cost of building a home and the level of government subsidy for social rent homes. This gap can be as high as 50% and is a major area of concern to councils, who would like to see this gap reduced and a move from a flat rate subsidy per dwelling to one that reflects the size of the home provided.

[1] https://www.ucl.ac.uk/bartlett/news/2024/jan/fourth-report-local-authority-housebuilding-launched

This subsidy gap has led to many local authorities acquiring homes to add to their stock with **57% of local authorities acquiring homes**. This data that has been collected for the first time in 2026. The approach to acquisition varies in each local authority. Some are using this method to provide temporary accommodation, some to buy back former right to buy homes and some have either a dwellings target or a budget cap. Some councils are purchasing homes from their Joint Venture (JV) partners at different stages of their development from inception to completion. While local authorities recognise that this approach is not adding to net additional housing stock, they see it as one of the only ways in which they can deal with the need to meet targets for increases in social rent stock, particularly where set by government through Homes England through are existing funding agreements and/or as a mechanism to reduce the financial and social costs of putting households into Temporary Accommodation (TA). **These wider acquisition methods are being used by councils with or without an HRA.** In 2026, we have also collected data on councils supporting **empty homes**, with 71% local authorities actively engaged in this way through the provision of advice, grants and Wigan introducing an investment approach.

Where local authorities are seeking to provide further additional homes, they are continuing to use a range of methods. **75% of local authorities have their own company and/or Joint Venture** (JV) relationships with a range of partners. The tables provide specific information on the name and activities of these companies and the JV partners. While some councils have indicated their intention to close their companies or dispose of them with their assets, the use of multiple JVs within individual councils has increased as local authorities can no longer generate sufficient assets for their own development. Local authorities seek JV agreements for a range of reasons, for example they may wish to share the risk or bring funding or specific expertise. Some JV partners now have strong social value offers which local authorities wish to access. Some councils prefer to use their own companies solely, but many use their companies as their JV partner with external developers. There is also evidence of a widening range of the use of **institutional finance** to support their delivery of homes, and these range from Muse and English Cities Funds, L&G to Macquarie's Bank and pension funds. The higher interest rates charged to local authorities by the PWLB and the lack of access to the National Housing Bank is also a source of concern to local authorities seeking to increase their delivery.

As in previous years, local authorities remain active in their roles in **identifying sites and major regeneration projects** which include all or a major element of housing provision. Local authorities may have a range on involvement here including land, buildings and/or finance but in some cases their role is to derisk the project through planning processes and their role in advocacy with other partners and possible lenders. As in previous years, local authorities are repurposing their own land to provide more homes including former **town halls** (e.g. Babergh, Newark and Sherwood, Hammersmith and Fulham, Sutton, Medway and Exeter), **car parks** (e.g. Bradford, Chorley, Colchester, Torbay and Merton), **depots** (e.g. Dacorum, Haringey, North Tyneside, Tandridge and Torridge) and **schools** (e.g. Bassetlaw, Bristol, Sefton, Stoke, Nottingham, Lewisham, Isle of Wight and Sheffield).

In past years we have collected data on those councils including housing in their major **regeneration** and **master planning** schemes and this time we have extend this to include **urban extensions** and **garden communities**. Our data shows that **71% local authorities have at least one project that includes 800 or more homes in one site** and some councils have several such projects. These are listed individually in the table; these designated sites could provide a major platform for any increase in local authority housing provision and their own housebuilding. Where councils are shown not to have any sites of this size, it may be because they are currently going through local plan or other processes. Local authorities continue to work with other partners from **34% local authorities**

have Community Land Trusts (CLT) in their areas to those working directly with their **Mayoral Combined Authorities** (MCA) and this is shown more easily in the 13 MCA tables at the end of this report.

Local authority support for the condition of their homes through positive actions for existing housing stock, where **88% of local authorities provide retrofitting assistance**. Local authorities have also increasingly included the role of housing – both new and existing – in their **climate change actions and 79% of local authorities are doing this.**

Finally, 2026 sees many local authorities engaged in **local government reorganisation** (LGR). Since 2023, there has been reorganisation in Somerset, Cumbria and North Yorkshire. A comparison in activity between the new local authorities and the former constituent ones demonstrate a loss of activity, projects and initiatives. These may recover over time, as being shown through some town councils in these new council areas. However, this also provides evidence that LGR needs to be sensitive to the levels of housing delivery activity apparent in many local authorities as demonstrated here and the ease with which it may be lost in the processes of change. Two of these three recent LGR reforms were into county unitary authorities, and these appear to be particularly where housing delivery is at risk.

Barriers preventing local authorities from delivering more homes and some of their suggested solutions

What is preventing local authorities from doing more? In the previous four rounds of this research, the views expressed by local authorities through the roundtable discussions conducted as part of the data collection process have been used to form part of the direct survey and included in the final report. As this report will not be available until early 2027, some of the views expressed to the researchers on barriers to increased delivery have been included here. These are taken from nine round tables across England comprising 90 participants from local authorities in regional or professional groupings. They represent individual views expressed at these events but were frequently mentioned in more than one event and supported by other participants.

1. Need funding reform to allow access to **prudential borrowing on all local authority assets**
2. Need **interest rates** from PWLB to be equal to those available to RPs and not higher
3. Need more support in the provision of **social rent** homes to meet need rather than wider affordable category
4. **a common approach to assessing need** would help in planning
5. need to **increase subsidy** per homes provided
6. need **subsidy provided to reflect home size** than a flat rate
7. need at least **five – ten year programmes** from government to provide basis for skills development, security with partners and focus as provided in London Boroughs by the Mayor of London
8. need to understand **how existing stock can be improved** without reducing budget for new build
9. need change in the way **Homes England** regards local authorities and works with them – need an increase in priority and open relationships
10. need **funding programmes through Mayors of MCAs which mayors control directly** not allocations through Homes England
11. need **recognition** for the role local authorities play in housing provision across a range of policies and programmes and not just focus on the HRA
12. need recognition of pressures to provide **supported housing** removing priority for family homes to achieve savings elsewhere in the council's budgets
13. integrate **General Fund and HRA** funding to deliver more homes
14. recent **reforms** e.g. rent convergence useful but need to go further and to clarify how this funding can be used

What councils are suggesting that could do to increase their delivery of homes themselves:

1. need to see all housing provision as a **single programme** and reduce the silo approaches operating in many councils
2. have **strong internal leadership** and understood **council-wide priority**
3. change their **schemes of delegation** to allow officers and councillors more freedom to get schemes over the line in planning and delivery
4. have single **housing delivery team** for whole council
5. bring together **assets and finance** between council and other anchor institutions
6. capitalise housing investment over **longer periods** – no requirement to use 30 years
7. be more proactive in **procurement** practices to secure training and job security for construction workers
8. need to review the use of architects on individual schemes and shift to using **house types** like developers to reduce construction costs
9. manage **existing stock** in different ways e.g. side return and loft extensions to create larger homes

Methodology used for this survey

The methodology used to undertake this desk survey has been the same as in 2017, 2019, 2021 and 2023. Each council was searched using the same terms on Google. In 2026, the desk research was undertaken between January 1 st and July 28th. In 2026, each council's online public documentation was searched for the following:

- **Corporate strategies**: Whether the council's corporate plan or strategy included their priority to provide affordable housing – those councils that did mention the need for affordable housing have the link to this strategy included here and the council's name is shown in bold in the first column of the table. Those not mentioned either did not have any mention of affordable housing in their corporate strategy or plan or did not have one; they are designated corporate strategies to distinguish them from local plans;
- **Housing strategies**: where a local authority has had a housing strategy that has been operational between 2023-202, there is a weblink to this
- **HRA:** where the council has an HRA there is a weblink to what has been found and where possible the sites and developments underway or completed since 2023;
- **Acquisitions:** Where the local authority is acquiring homes together with any specific policy
- **Empty homes**: Where the local authority provides active support to bring empty homes back into use
- **Company**: Where the local authority has its own company, this is shown by name under the council's name in the first column. Weblinks to company activity are shown in the central column of the table.
- **Joint Venture (JV):** Where the council has a JV, the JV partners have been identified and included as far as possible together with weblinks;
- **Regeneration, masterplans, urban extensions and garden communities:** The Council regeneration programmes that include housing – here the council may have a JV, some land ownership, or using advocacy to seek funding from government or its agencies for delivery; where the local authority has an urban extension and/or garden community, these are shown with targeted housing numbers together with web links;
- **ALMOs and Registered providers (RPs**): Where the council is a registered provider, through its ALMO or direct registration;
- **Retrofitting**: Where the council has retrofitting direct help, this is shown through up to four weblinks;
- **Climate change**: Where a local authority has included housing within its climate change action plan;
- **Community Land Trust (CLT)**: where a local authority has a CLT active in their area

The information found and included on the table is the result of the best efforts exercised in the process. It must be noted that the information is generally hard to find and piece together. Where there are opportunities to bring together the council's approach to housing delivery, for example in the corporate plan, housing strategy or delivery plan, these omit much of the housing activity that councils are engaged in. It is easy to find HRA new build budgets but not the associated capital programmes in many cases. Where councils have engaged in delivery with partners – JVs or RPs – councils do not appear to be 'claiming' this delivery although it is due to its direct investment in time, land, funding or advocacy. In addition. many LA websites and pages have no dates or do not include a year date, and this has made it difficult to ensure that the information collected related to 2023-2026.

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English local authority direct housing activity 2026 (on same base as 2017, 2019, 2021 and 2023)

Tables are a complete list of all current English local authorities, in alphabetic order

Key to the tables

E: = exploring

R = region/MCA

JV = joint venture

HRA = Housing Revenue Account

HA = council run housing association

Acquisitions (new 2026)

Empty homes (new 2026)

HE = Homes England

Council name in bold if council-wide strategy with mention commitment to providing affordable housing (new 2021)

Council role in delivering homes through regeneration

Climate strategies if have policies for housing

Urban extensions and garden communities (new 2026)

Retrofitting (new 2026)

Councils with community land trusts

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Adur (2026)	SE	0	Y	Y	N	N	**Council strategy** https://democracy.adur-worthing.gov.uk/documents/s15670/Fair+Green+Local_+Updated+Delivery+Plan+2025-2028.pdf ; Joint housing service with Worthing but run as Adur Homes; Council developing homes on 10 council owned sites 6 completed https://www.adur-worthing.gov.uk/new-council-homes/ ; homelessness strategy https://www.adur-worthing.gov.uk/housing/policies-and-strategies/homelessness-strategy/ ; **Health and Housing** Strategy 2025-2023 https://www.adur-worthing.gov.uk/housing/policies-and-strategies/housing-strategy/ ; self-referral to housing regulator ; **acquisitions** voluntary buy back https://democracy.adur-worthing.gov.uk/ieDecisionDetails.aspx?Id=117 ; **empty homes** https://www.adur-worthing.gov.uk/adur-homes/empty-homes/ ; **regeneration** redevelopment of Civic Centre site for 159 homes after sale to Hyde Group https://www.hyde-housing.co.uk/news/building-homes/planning-approved-for-159-new-affordable-homes-in-shoreham-by-sea/#:~:text=The%20homes%20will%20include:%20*%20One%2C%20two%2C,who%20have%20to%20stay%20in%20emergency%20accommodation https://www.hydenewhomes.co.uk/development/silvertide-point-a0vrz0000024ptkma2/ part of Shoreham regeneration for 1,100 homes ; **urban extensions** New Monks Farm 600 homes and West Sompting 469 homes ; **retrofitting** Public Sector Decarbonisation Scheme (PSDS), to support retrofitting in Adur Homes + sustainable drainage + retrofitting to existing homes in both the social and private housing sectors, to improve accessibility, housing standards and long-term housing sustainability)set out in Health and Housing Strategy); **climate change** ;**CLT** https://acclt.org.uk/ ;	N	Y	N
Amber Valley (2026)	EM/EM CCA	N	Y	Y	Y	Y	**Council strategy** https://www.ambervalley.gov.uk/media/1305/priorities_plan_2024_sg0624.pdf2023-2027 ; housing strategy 2019-2024 https://www.ambervalley.gov.uk/housing/housing-strategy/ ; **acquisitions** took possession first four council homes £9m fund https://www.bbc.co.uk/news/articles/crej37eqrdzo **; empty homes** https://www.ambervalley.gov.uk/housing/empty-homes/**;regeneration** Future High Streets Fund and programme in Heanor through Heanor is Home: masterplans for 4 locations https://www.ambervalley.gov.uk/planning/planning-policy/development-briefs-and-masterplans/ ; **JV** with Futures Housing Group HA for 28 affordable homes https://housingdigital.co.uk/amber-valley-partnership-provides-28-new-homes/ ; **climate change**; https://www.ambervalley.gov.uk/community/climate-change/12m-in-government-green-grants-are-helping-amber-valley-borough-council-transform-homes-and-cut-carbon-emissions/ **retrofitting The** Public Sector Decarbonisation Scheme (PSDS) used for range of schemes including energy schemes for 180 homes https://www.ambervalley.gov.uk/community/climate-change/12m-in-government-green-grants-are-helping-amber-valley-borough-council-transform-homes-and-cut-carbon-emissions/	Y	Y	N
Arun (2026)	SE	E	Y	N	N	N	**Council strategy** https://www.arun.gov.uk/council-vision-2022-2026/ ; **Housing Strategy** https://www.arun.gov.uk/housing-strategy/ Affordable housing delivery study 2025 proposes options for increasing affordable housing in light of lack of RP interest and use of DoV by developers including an action pathway diagram to address requests from developers for DoV https://www.arun.gov.uk/council-vision-2022-2026/ **; HRA** target to build 350 new council homes by 2029, with 121 already secured or built https://democracy.arun.gov.uk/ieIssueDetails.aspx?IId=10907&PlanId=0&Opt=3#AI10701; a**cquisitions** https://www.arun.gov.uk/capital-strategy-202223-to-202627/ **; empty homes** https://www.arun.gov.uk/empty-homes-guidanc**e/ ; regeneration masterplans** 700 homes approved on Ford airfield with Vistry with Abri as part of 1000 home development on site https://www.sussexexpress.co.uk/business/developers-get-the-go-ahead-from-arun-district-council-to-deliver-700-new-homes-and-extensive-infrastructure-at-former-ford-airfield-site-in-west-sussex-5449568 , North Littlehampton master plan 1500 homes; Climping Masterplan 300 homes https://www.littlehamptonregeneration.com/at-a-glance ; **urban extension** Barnum 1250 homes ; **retrofitting** Employers' charter for skills as part of regeneration; climate strategy includes audit of all housing stock and includes a retrofitting strategy for all 3500 homes in council's ownership using Gov's Social Housing Decarbonisation Fund and support community led retrofitting https://www.arun.gov.uk/carbon-neutral-strategy/ ; C**LT** scheme https://www1.arun.gov.uk/clt-arundel	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Ashfield (2026)	EN/EM CCA	N	Y	E	N	Y	**Council strategy** https://democracy.ashfield.gov.uk/documents/s22431/Enc.%202%20Strategic%20Direction%20Refresh.pdf ; **acquisitions** and use of s106 for affordable housing https://democracy.ashfield.gov.uk/documents/s22431/Enc.%202%20Strategic%20Direction%20Refresh.pdf ; **housing strategy** and affordable housing delivery strategy and action plan includes acquisitions policy https://www.ashfield.gov.uk/housing/housing-strategy-and-research/ ; **HRA** 77 new properties 2023-2024 financial year which included 62 new builds and 15 acquisitions. https://democracy.ashfield.gov.uk/documents/s32596/20250207161111_005982_0009684_HousingRevenueAccountMediumTermForecast202425202829.pdf ; **empty homes** https://www.ashfield.gov.uk/housing/empty-or-nuisance-properties/empty-homes-matchmaking/ ; **regeneration** 3 town masterplans, council's own development to convert shop to 20 homes in Kirby with air source heat pumps and solar panels https://www.ashfield.gov.uk/news/plans-submitted-for-new-apartment-complex/#:~:text=Ashfield%20District%20Council%20have%20formally,businesses%20feeling%20the%20positive%20impact**. JV** with Langcroft Developments for 55 retirement homes at Pond Hole, 14 homes in Kirby on site of former Wyvern Club https://www.ashfield.gov.uk/news/apartment-plans-given-green-light/ , **retrofitting** https://www.ashfield.gov.uk/housing/adapting-and-improving-your-home/home-upgrade-grant/ ; https://www.ashfield.gov.uk/environmental-health/environmental-protection/home-energy-conservation-act-1995-heca-report-2023/ ; https://www.local.gov.uk/case-studies/retrofit-action-planning-ashfield , Multi- https://www.sustainablebuildinguk.com/portfolio/decarbonisation-retrofit-ashfield/ , https://democracy.ashfield.gov.uk/documents/s30534/0710%20Award%20of%20Retrofit%20Professional%20Services%20Contractor%20for%20Devolution%20Funded%20Works.pdf ; https://www.ashfield.gov.uk/environmental-health/environmental-protection/home-energy-conservation-act-1995-heca-report-2023/ **climate change** https://www.ashfield.gov.uk/your-council/strategies-plans-and-policies/climate-change-strategy/	Y	Y	N
Ashford (2026) Company Ashford International Development Company	SW	Y	Y	Y	Y	Y	**Council Strategy** https://www.ashford.gov.uk/media/hwwbu4qn/abc00639_corporate-plan_2024-draft-lo-res.pdf ; commitment to build 1,000 new homes over the next five to seven years. Private sector **housing strategy** https://www.ashford.gov.uk/media/rbykl3er/psh-strategy-2022.pdf ; **HRA** Business Plan 2025 https://ashford.moderngov.co.uk/documents/s32082/HRA%20Business%20Plan%202025-2055.pdf ; self referral to housing regulator ; **JV** with Stour Environmental Credits and Canterbury DC to support achievement of nutrient neutrality to enable housing and infrastructure; **company** Ashford International Development Company to develop mixed regeneration scheme including home with funding from the Levelling Up funds https://www.ashford.gov.uk/news/latest-news/works-start-to-restore-the-listed-buildings-at-newtown-works-despite-challenges-in-progressing-the-scheme/ ; **acquisitions** https://www.bbc.co.uk/news/articles/cz9w330gdk1o ; council organisation single housing development and regeneration team; Council's own developments include Harper Rd a former council garage site, Plantation Close for affordable housing, Oakleigh House with 69 dwellings for older people : - 51 independent apartments for older people (36 x one bedroom and 15 x two bedroom) - 3 independent cottages (all one bedroom) - 15 independent apartments for adults with learning disabilities (14 x one bedroom and 1 x two bedroom) ; **Empty homes** https://www.ashford.gov.uk/housing/housing-help/financial-and-practical-advice/reporting-empty-homes/ **; Enabling** since 2023 have delivered 39 schemes enabling housing delivery with HAs including Moat , Sage, Legal and General and West Kent https://www.ashford.gov.uk/your-council/council-projects/housing-development-and-regeneration-team/schemes-in-development/completed-developments/ ; **garden suburb** Chilmington Green 5750 homes https://www.ashford.gov.uk/planning-and-development/planning-applications/strategic-development/south-of-ashford-garden-community/chilmington-green/ ; **retrofitting** using Social Housing Decarbonisation Fund to decarbonise 700 homes including 74 council homes with ground source heat pumps https://www.ashford.gov.uk/your-council/council-projects/housing-development-and-regeneration-team/social-housing-decarbonisation-fund/ ; **climate change** https://www.ashford.gov.uk/environmental-concerns/climate-change/our-strategy-and-performance/ ; **CLT** https://www.ashford.gov.uk/news/latest-news/a-first-for-kent-as-rural-housing-initiative-delivers-ten-new-affordable-homes-for-rent/	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Babergh (2026) Company CIFCO	E	Y	Y	Y	Y	Y	**Council strategy** Works with mid Suffolk council priorities 2023 https://www.babergh.gov.uk/w/babergh-coalition-2?p_l_back_url=%2Fsearch%3Fq%3Dcouncil%2Bpriorities&p_l_back_url_title=Search+results ; Council Homes and Housing Strategy https://www.babergh.gov.uk/w/homes-and-housing-strategy ; Housing Action Plan 2025 and **HRA** Business Plan 2025 https://www.babergh.gov.uk/documents/d/asset-library-54706/master-housing-action-plan-1-12-25-pdf ; **acquisition** through open market and s106 https://baberghmidsuffolk.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=27140&Opt=0 ; **empty homes** https://www.babergh.gov.uk/empty-homes ; **JV** with Norse Group Babergh Growth converted town hall into housing ; **company** property investment company with Mid Suffolk CIFCO https://www.babergh.gov.uk/w/councils-commercial-property-arm-continues-to-outperform-market ; **retrofitting** scheme for historic buildings https://www.babergh.gov.uk/w/thousands-of-listed-building-owners-could-benefit-from-innovative-planning-change , using Gov warm homes fund social housing fund https://www.babergh.gov.uk/w/warm-safe-homes-for-council-tenants-given-2.9m-boost, warm homes fund https://www.babergh.gov.uk/w/suffolk-residents-urged-to-apply-quickly-for-free-home-energy-upgrades ; **climate change** https://www.babergh.gov.uk/documents/d/asset-library-54706/bdc-ghg-report-23-24-final- ;	Y	Y	N
Barking and Dagenham (2026) Company Be First	L/G LA	Y	Y	Y	Y	Y	**Council strategy** https://www.lbbd.gov.uk/sites/default/files/2023-06/LBBD9185_A4_CorporatePlan23_64pp_MAY23_digital.pdf ; housing strategy 2026-2031 https://www.lbbd.gov.uk/sites/default/files/2023-06/LBBD9185_A4_CorporatePlan23_64pp_MAY23_digital.pdf ; **acquisitions** through range of mechanisms including from developers and HAs, CPOs and regeneration ; housing revenue account https://lbbd.moderngov.co.uk/documents/s175939/Review%20of%20HRA%20Report.pdf ; B and D Reside Council's own **HA** housing provider https://www.bdreside.org/ ; **empty homes** https://www.lbbd.gov.uk/sites/default/files/2024-10/LBBD%20Empty%20Homes%20Policy%202024.pdf **; JV** with Countryside for Beam Park https://befirst.london/countryside-and-lq-complete-partnership-deal-with-barking-and-dagenham-council-to-speed-up-housing-delivery-on-beam-park/ **masterplan** for 4000 homes – 520 homes acquisition for affordable and market rent 2025 ; JV with L and Q and Mayor of London for Barking Riverside for 10,800 homes and has new Overground station , JV Dagenham Green with Hill Group and Peabody 3500 new homes of which phase 1 950 homes under construction with 50% affordable developed through masterplan https://www.reports.hill.co.uk/annual-review/2023-24/joint-ventures/ ; JV Notting Hill Genesis of Fresh Wharf Barking Town Centre mixed development 911 new homes with 532 completed – forward purchase by HA https://www.housingtoday.co.uk/news/notting-hill-genesis-forward-buys-285-affordable-homes-at-east-london-site/5133904.article#:~:text=Events-,Notting%20Hill%20Genesis%20forward%20buys%20285%20affordable%20homes%20at%20east,requirements%20for%20the%20wider%20site. ; **company** Be First for regeneration and to provide 50,000 homes https://befirst.london/ ; **retrofitting** https://climatelondon.org/projects/retrofitting-social-housing/ , https://befirst.london/your-chance-to-shape-the-future-of-barking-and-dagenham/ estate https://housingdigital.co.uk/becontree-set-for-landmark-net-zero-neighbourhood-pilot/ ; https://www.insidehousing.co.uk/comment/what-weve-learned-from-the-development-of-our-design-code-in-barking--dagenham-88354 , in https://www.jjcrump.com/cosy-homes-barking-dagenham/ , https://www.london.gov.uk/sites/default/files/lea_-_lbbd_case_study_updated_version_12_01_22.pdf ; **climate change** https://www.lbbd.gov.uk/inclusive-growth-2022-2026/net-zero-cleaner-greener-borough ;	Y	Y	Y
Barnet (2026) Company The Barnet Group	L/G LA	Y	Y	Y	Y	Y	**Council strategy** https://www.barnet.gov.uk/sites/default/files/2023-02/Barnet%20Corporate%20Plan%202023-26.pdf ; **housing strategy** 2023-2028 commitment to 1000 new council homes https://www.barnet.gov.uk/housing/our-housing-strategy-2023-2028 ; **HRA** business plan https://barnet.moderngov.co.uk/documents/s88506/Appendix%20K%20Housing%20Revenue%20Account%20Business%20Plan.pdf ; **empty homes** https://www.barnet.gov.uk/housing/private-housing/empty-homes ; **JV** with Lovells for Graham Park 2000 homes ;acquisitions programme for up to 120 homes using RTB receipts 93 acquired plus Colindale Gardens ; **company** the Barnet Group https://thebarnetgroup.org including Barnet Homes with 236 on site https://www.barnethomes.org / and Bumblebee Property estate	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							agent ; Councill's **HA** Opendoor homes ; Places for Barnet LLP to deliver social rent homes for council ; JV Brent Cross South with Argent 6700 homes https://relatedargent.co.uk/places/brent-cross-town ; **regeneration** on a range of housing sites 2133 homes in programme 2023-2031,, Cricklewood Brent Cross **masterplan** 7500 homes https://www.barnet.gov.uk/sites/default/files/lbb_western_lands_masterplan_framework_july_2024_screen.pdf ; land appropriation for housing https://barnet.moderngov.co.uk/documents/s90197/Cabinet%20-%20Appropriate%20sites%20to%20planning%20Places%20for%20Barnet.pdf Colindale 10,000 homes https://www.barnet.gov.uk/regeneration/colindale-regeneration , Granville Road 132 homes https://www.barnet.gov.uk/regeneration/granville-road-regeneration , Mill Hill east 2240 homes https://www.barnet.gov.uk/regeneration/mill-hill-east-regeneration , Stonegrove and Spur Road 999 homes https://www.barnet.gov.uk/regeneration/stonegrove-and-spur-road-regeneration , West Hendon 1903 additional homes https://www.barnet.gov.uk/regeneration/regeneration-areas/west-hendon ; **retrofitting** https://www.barnethomes.org/2024/04/barnet-homes-retrofit-energy-efficiency-pilot-scheme-success/ ; https://www.barnet.gov.uk/sustainability-barnet-zero/sustainable-homes/how-were-making-homes-greener-barnet , https://thebarnetgroup.org/blog/2023/03/29/barnet-awarded-2-9m-to-improve-energy-efficiency-in-boroughs-council-homes/ , https://www.barnet.gov.uk/sustainability-barnet-zero/sustainable-business/supporting-green-skills-barnet , https://www.londoncouncils.gov.uk/sites/default/files/2025-04/Retrofit%20London-%20Leasehold%20Guidance%20April%20%281%29.pdf ; **climate change** https://www.barnet.gov.uk/sustainability-barnet-zero/sustainable-homes			
Barnsley (2026)	YH/SYMCA	Y	Y	Y	Y	Y	**Housing strategy** https://www.barnsley.gov.uk/media/gxqo1mvn/bmbc-housing-strategy-2024-2028.pdf ; **HRA** operational management by ALMO Berneslai homes https://barnsleymbc.moderngov.co.uk/ieDecisionDetails.aspx?AIId=66992 ; **acquisition** policy https://barnsleymbc.moderngov.co.uk/documents/s118486/Appendix%201%20-%20Acquisitions%20Policy%202023.pdf ; **JV** MU1 for Barnsley West with Sterling Capital and Strata Homes for 1700 homes https://benews.co.uk/jv-partners-get-green-light-for-major-new-mixed-use-scheme-in-barnsley/ ; **masterplans** 7 frameworks for 20,000 new homes https://www.barnsley.gov.uk/barnsley-maps/masterplan-framework-sites-map/; **regeneration** in Goldthorpe new housing, redevelopment and retrofitting of 83 pre-1919 terraced houses https://www.barnsley.gov.uk/media/gxqo1mvn/bmbc-housing-strategy-2024-2028.pdf ; **retrofitting** https://www.barnsley.gov.uk/media/gxqo1mvn/bmbc-housing-strategy-2024-2028.pdf ; ; , https://www.berneslaihomes.co.uk/your-home-and-estate/repairs-and-maintenance/stock-condition-and-improvement-programmes/retrofit-developing-homes-fit-for-the-future/, https://www.southyorkshire-ca.gov.uk/getmedia/4256c890-d568-42c8-8aa5-c8232a5d1bfd/SCR_SEP_Full_Draft_Jan_21-(accesssible).pdf ; ; **climate change** https://www.barnsley.gov.uk/services/climate-change-and-sustainability/climate-change/	Y	Y	Y
Basildon (2026) Company Sempra Homes	E	N	Y	Y	Y	Y	**Council strategy** https://www.basildon.gov.uk/media/11977/Corporate-Plan-2025-2029/pdf/Final_Basildon_Borough_Council_Corporate_Plan_March_2025.pdf?m=1751627346900 ; **housing strategy** https://www.basildon.gov.uk/HousingStrategy ; **HRA** https://www.basildon.gov.uk/media/12319/Budget-and-Financial-Forecast-2025-26/pdf/Basildon_Council_-_Budget_and_Financial_Forecast_-_2025-26.pdf?m=1743523841607 and includes 2023/24 £15.8m capital programme and 2024/25 £5.4m and £2025/26 £10m for new stock including new build and acquisitions ; **acquisitions** Southgate House https://www.basildon.gov.uk/article/10578/In-the-News-Basildon-Council-acquires-Southgate-House-to-prioritise-housing-for-Basildon-residents ; **downsizing** https://www.basildonchoice.org.uk/content/MovingHome/DownsizingIncentive ; **JV** council's Sempra Homes and Hill Group 35 homes Chapelgate ; **company** Sempra Homes 166 homes over three sites https://www.semprahomes.co.uk/news/2024/august/sempra-homes-to-boost-local-housing-with-166-new-affordable-and-private-sale-homes-in-basildon-and-pitsea-town-centres/ **JV** with social value outcomes with Hill Group and One Public Estate; **retrofitting** https://morgansindallpropertyservices.com/morgan-sindall-property-services-appointed-to-retrofit-1000-homes-for-basildon-borough-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							council/ ; **climate change** https://www.basildon.gov.uk/media/10899/Climate-Change-and-Strategy-Action-Plan-Adobe-PDF-Basildon-Borough-Council/pdf/75.2_-_Climate_Change_Strategy_and_Action_Plan.pdf?m=1637916562557 ;			
Basingstoke and Deane (2026)	SEN	Y	Y	Y	Y	Y	**Council Strategy** https://www.basingstoke.gov.uk/content/page/80042/Council%20Plan%202023%20to%202027%20updated.pdf ; **Housing and Homelessness Strategy** https://www.basingstoke.gov.uk/housing-strategy-2023-2027 ; sale of land to housing provider https://www.basingstoke.gov.uk/press-releases?itemid=10601 ; **empty homes** https://www.basingstoke.gov.uk/emptyhomes , https://www.basingstoke.gov.uk/empty-homes-review **; JV** with Urban and Civic and Hants CC for Manydown development for 3520 homes of which 40%affordable https://www.basingstoke.gov.uk/press-releases?itemid=10568 ; **Masterplan** town centre https://www.basingstoke.gov.uk/press-releases?itemid=10699 investment part sought and up to 1000 new homes; **climate change** https://www.basingstoke.gov.uk/our-climate-action ; **CLT** North Hampshire ;	Y	N	N
Bassetlaw (2026) Company Bersahill Dev Co	EM/EMCCA	N	N	Y	Y	Y	**Council strategy** working with EMCCA on funding for housing development on brownfield land and former school site https://bassetlaw.moderngov.co.uk/ieListDocuments.aspx?Cid=147&MID=978#AI10337 ; **housing strategy** and delivery plan https://www.bassetlaw.gov.uk/housing-services/housing-strategy-and-delivery-plan/ ; **HRA** https://bassetlaw.moderngov.co.uk/documents/s13145/9a%20-%20Housing%20Revenue%20Account%20Budget%202025-26%20and%20future%20years%20to%202029-30.pdf , capital programme includes housing development at Radford Street and sheltered housing developments at Westmoreland House. HRA also has approved plans to purchase additional properties to expand on its existing portfolio. A total of £28.8M has been approved in the HRA capital programme; **acquisitions** new build 2024/25 council planned to purchase 9 two-bedroom houses at Firbeck Fields development in Langold from developer Gleesons. A total of £3.464 million in unused RTB receipts was available at the start of April 2024 for the acquisition of new-build housing, with a plan to spend £1.29 million in 2024/25 and a further £2.174 million in 2025/26. As of mid-2025, the council also had a deposit paid for 10 properties at Gateford Park.; empty **homes** https://www.bassetlaw.gov.uk/housing-services/empty-homes-strategy/ ; **Masterplans** for Worksop and Harworth and Bircotes; council company Bersahill sole owner since 2023 https://www.eastmidlandsbusinesslink.co.uk/mag/property/council-becomes-sole-owner-of-building-development-company/ ; **urban extensions** Peaks Hill Farm 1080 homes https://www.bassetlaw.gov.uk/planning-and-building-control/planning-policy/bassetlaw-local-plan-2020-2038/draft-bassetlaw-local-plan/previous-versions-of-the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-november-2020/peaks-hill-farm-concept-plan/ ; Ordsall South 890-1100 homes http://ordsallsouth.info/ ; **Garden Village** 3500 homes https://www.bassetlaw.gov.uk/planning-and-building-control/planning-policy/bassetlaw-local-plan-2020-2038/draft-bassetlaw-local-plan/bassetlaw-local-plan-2020-2037-publication-version-august-2021/site-sheets/bassetlaw-garden-village/ ; **retrofitting** https://www.bassetlaw.gov.uk/climate-change/retrofit-in-bassetlaw/ **;** https://www.bassetlaw.gov.uk/media-centre/news/news-archive/news-september-2025/bassetlaw-leads-the-way-in-energy-efficiency-with-hug2-success/ **;** https://www.bassetlaw.gov.uk/housing-services/energy-efficiency/eco4-and-statement-of-intent-version-1/ **;** https://www.bassetlaw.gov.uk/climate-change/warm-homes-local-grant/ ; **climate change** https://www.bassetlaw.gov.uk/climate-change/ ;	Y	Y	N
Bath and NES Somerset (2026) Company Aequus	SW/WoE	N	Y	Y	Y	Y	**Council strategy** https://www.bathnes.gov.uk/sites/default/files/Corporate%20Strategy%202023-2027.pdf ; **housing plan** 2025-2030 including delivery plan, Housing Mission Board, Housing Steering Group and Housing Officers group https://democracy.bathnes.gov.uk/documents/s85438/Appendix%201%20BNES%20Housing%20Plan.pdf ; **empty homes** https://www.bathnes.gov.uk/no-use-empty ;affordability Housing Summit and Housing Accord https://www.westofengland-ca.gov.uk/news/housing-crisis-in-bath-inspires-new-affordability-commitment/ livestream 2025 https://thehousingassembly.co.uk/events/ ; asset strategy includes review of use of all council assets for housing development; **HA** scale up B&NES Homes as a registered housing provider with later decision about reopening HRA including development and acquisitions; working with anchor institutions to identify land for housing; Aequus Group **company** https://www.aequusdevelopments.co.uk/our-developments/ https://www.aequusdevelopments.co.uk/our-company/ and rentals manged by Carter Jonas https://www.aequusdevelopments.co.uk/our-rental-properties/ ; **combined authority** using West of England Combined Authority	N	N	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Housing **Regeneration** Enabling Fund, Housing Accord ; regeneration includes masterplans https://www.bathnes.gov.uk/regeneration-programmes ; Midsomer Norton **masterplan** housing sites and development briefs https://www.bathnes.gov.uk/sites/default/files/Imagine_MSN_Town_Centre_Masterplan.pdf ; Radstock strategy https://www.bathnes.gov.uk/sites/default/files/Radstock%20regeneration%20Action%20Plan.pdf ; Keynsham including regeneration of Cadbury's Factory with 700 dwellings, use of green belt for Hygge Park housing and employment development; **urban extension** 2000 homes https://app.bathnes.gov.uk/docs/Core-Strategy/SpatialOptions/CSSOLeaflet3a-BathNewNeighbourhood.pdf ; **retrofitting** https://www.bathnes.gov.uk/sustainable-construction-and-retrofitting-supplementary-planning-document ; https://www.bathnes.gov.uk/sites/default/files/2022-03/BNES.01%20Retrofitting%20and%20Sustainable%20Construction_0.pdf ; **climate change** https://www.bathnes.gov.uk/local-plan-core-strategy-and-placemaking-plan-partial-update/responding-climate-change , https://www.cieh.org/ehn/housing-and-community/2023/march/bath-and-north-east-somerset-adopt-net-zero-housing-policy/ **; CLT** https://www.somersetcclt.org.uk/			
Bedford (2026) Company Benedict Bedford	E	N	Y	Y	Y	Y	**Housing strategy** https://www.bedford.gov.uk/files/env01921-housing-strategy-2021-26a4-v2.pdf/download?inline ; increased size of housing team at council to 22 https://www.bedfordindependent.co.uk/first-homes-secured-for-homeless-scheme/ corporate asset strategy includes finding sites for housing for HAs https://www.bedford.gov.uk/files/corporate-asset-strategy-2024-25-2027-28.pdf/download?inline ; **company** Benedict Bedford for asset acquisitions, and rentals sales https://find-and-update.company-information.service.gov.uk/company/10542132 ; **acquisitions** for use for TA in homelessness strategy https://bedford.oc2.uk/document/18/1520#d1520 , https://www.bedfordindependent.co.uk/details-of-confidential-borough-council-property-deals-shared-with-a-parish-council/ ; **empty homes** https://www.bedford.gov.uk/housing/empty-homes **; MMC** capital programme allocation for modular homes from TA budget https://apps.bedford.gov.uk/ExecDecisions/Files/D459645934719676.pdf ; 13 homes acquired for TA https://carltonwithchellington-pc.gov.uk/first-13-properties-secured-under-temporary-accommodation-project/ ; **JV** with Bloor Homes council contributing land https://apps.bedford.gov.uk/ExecDecisions/Files/D459816735347338.pdf , JV partner sought for Mayes Yard 250 homeshttps://www.cbre.co.uk/press-releases/transformational-mixed-use-development-to-create-a-new-cultural-hub-in-the-heart-of-bedford, https://apps.bedford.gov.uk/ExecDecisions/Files/D423454884810417.pdf, **masterplan** Greyfriars JV with BPHA 500 homes https://theplace.bpha.org.uk/greyfriars-consultation ; **regeneration** joint work with largest local HA BPHA to develop redundant council garage sites into homes https://www.facebook.com/BedfordBoroughCouncil/posts/plans-to-create-21-new-homes-out-of-underutilised-garage-sites-have-taken-a-majo/844602094529700/ , acquisition of Britannia work phases for affordable housing https://apps.bedford.gov.uk/ExecDecisions/Files/D423454884810417.pdf ; **garden community** proposed for Tempsford 4400 homes https://www.bedfordindependent.co.uk/developer-submits-plans-for-802-acre-garden-community-near-tempsford/ ; **retrofitting** https://www.bedford.gov.uk/HUG2LastChance , https://carltonwithchellington-pc.gov.uk/homes-in-bedford-borough-urged-not-to-miss-out-on-energy-saving-grants/ , https://www.bedford.gov.uk/environmental-issues/sustainability/warm-homes-local-grant , https://www.bedford.gov.uk/benefits-and-support/grants-and-funding/better-housing-better-health ; **climate change** https://www.bedford.gov.uk/environmental-issues/sustainability/sustainability-strategies-and-policies	Y	N	N
Bexley (2026) Company BexleyCo Homes	L/GLA	Y	Y	Y	Y	Y	**Housing strategy** http://bexley.gov.uk/sites/default/files/housing-strategy-2020-2025.pdf ; **company** BexleyCo Homes https://www.bexleycohomes.co.uk/ with 9 developments, 472 homes https://www.bexleycohomes.co.uk/developments/ ; **masterplan** Thamesmead 1622 homes https://proctorandmatthews.com/project/thamesmead-masterplan-bexley ; **retrofitting** warm homes local granthttps://www.bexley.gov.uk/services/cost-living/are-you-eligible-warm-homes-local-grant;	Y	N	N
Birmingham (2026)	WM/WMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.birmingham.gov.uk/info/20011/your_council/237/birminghams_corporate_plan_for_2025-2028 ; **housing strategy** including action plan https://www.birmingham.gov.uk/housingstrategy ; **HRA** https://www.birmingham.gov.uk/news/article/1525/birmingham_city_council_commits_to_invest_16bn_into_its_housing_stock ; asset management strategy ; Birmingham Municipal Housing Trust (BMHT) https://www.birmingham.gov.uk/news/article/372/birmingham_municipal_housing_trust_celebrates_ten_years_with_ten_more_homes	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							3000 in total ; **empty homes** https://www.birmingham.gov.uk/info/20175/private_housing/750/empty_homes ; **JV** with Lovells for 3500 redevelopment in Druids Heath https://www.birmingham.gov.uk/news/article/1712/plans_to_deliver_3500_homes_in_druids_heath_takes_a_step_forward ; acquisitions https://www.bbc.co.uk/news/articles/cd9zyqn0y7po , Washington Court https://www.birmingham.gov.uk/news/article/1583/significant_boost_in_temporary_accommodation_for_birmingham ; sales 480 homes to Legal and General for retirement https://landgah.com/get-to-know-us/company-news/legal-general-affordable-homes-acquire-over-480-affordable-homes-from-birmingham-city-council / ; land for 65 homes to Keon Homes https://www.birmingham.gov.uk/news/article/1682/deal_signed_to_deliver_65_new_affordable_homes_in_northfield ; **regeneration** Perry Barr 5000 homes https://www.birmingham.gov.uk/info/50253/perry_barr_regeneration/2220/perry_barr_residential_scheme ; Ladywood 12,000 homes **JV** with Berkeley St Joseph https://www.placemidlands.co.uk/up-to-12000-homes-set-to-be-delivered-by-ladywood-regeneration/; JV with Lendlease for Smithfield 3000 homes including Crown Estate for some BTR homes https://www.placemidlands.co.uk/up-to-12000-homes-set-to-be-delivered-by-ladywood-regeneration/ ; JV with Federated Homes Paradise 370 homes involvement of WMCA https://www.wmca.org.uk/documents/housing-regeneration/investment-prospectus-2023/west-midlands-investment-prospectus-2023/2023-investment-prospectus/paradise-birmingham/ ; **retrofitting** https://www.birmingham.gov.uk/news/article/1508/scheme_to_retrofit_more_than_3000_homes_a_year_in_birmingham , https://www.birmingham.gov.uk/news/article/1644/council_tenants_save_up_to_1200_a_year_thanks_to_birmingham_scheme_to_retrofit_2000_homes , https://www.equans.co.uk/case-studies/birmingham-retrofit https://cloudcdn.wmca.org.uk/documents/wmca/pdf/nzn-demonstrator-castle-vale.pdf ; https://www.local.gov.uk/our-support/climate-change-hub/lga-climate-change-sector-support-programme-regional-retrofit-3 ; https://www.doddgroup.com/case-studies/birmingham-city-council-lad3-retrofit/ ;			
Blaby (2026)	EM	N	Y	Y	Y	N	**Housing strategy** https://www.blaby.gov.uk/media/1rfpzsyo/adopted-housing-strategy-2021-2026.pdf ; **empty homes** https://www.blaby.gov.uk/housing/private-housing/empty-homes/ ; **regeneration** New Lubbesthorpe 1304 homes occupied Dec 2025 https://www.blaby.gov.uk/planning-and-building/major-developments/new-lubbesthorpe/ ; Whetstone pastures new town 4000-5000 new homes https://www.blaby.gov.uk/planning-and-building/major-developments/whetstone-pastures/ ; **climate change** https://www.blaby.gov.uk/climate-change/our-journey-to-net-zero/	N	N	N
Blackburn with Darwen (2026)	NW	N	Y	Y	Y	Y	**housing strategy** https://www.placenorthwest.co.uk/blackburn-land-deal-paves-way-for-70-affordable-homes , land sale for 81 homes to Great Places where council had undertaken land assembly https://democracy.blackburn.gov.uk/documents/s28424/Griffin%20Housing%20Site%20Phase%202%20Land%20Disposal%20to%20preferred%20developer.pdf ; land sale for 70maffordable homes ; land **acquisition** former mill for supported affordable housing https://www.placenorthwest.co.uk/blackburn-to-snap-up-old-mill-for-affordable-housing/ ; **empty homes** https://www.blackburn.gov.uk/housing/empty-properties ;**JV** Maple Grove Blackburn Ltd with Maple grove Developments Ltd for site acquisition and development of town centre sites including Thwaites brewery 500 homes ;https://democracy.blackburn.gov.uk/ieDecisionDetails.aspx?Id=920 ; **masterplans** NW Blackburn 1500 homes https://www.blackburn.gov.uk/consultations/north-east-blackburn-masterplan , Holden Fold Masterplan Darwen 1000 homes https://www.blackburn.gov.uk/planning/masterplans/holden-fold-masterplan ; Bank Hey Masterplan 555 homes, Roe Lee masterplan 1500 homes, Gib lance masterplan 621 homes; **retrofitting** https://www.blackburn.gov.uk/sites/default/files/2025-07/LCRE%20SPD%20Consultation%20Statement.pdf#:~:text=1.1,of%20Low%20Carbon%20and%20Renewable ; **Climate change** https://www.blackburn.gov.uk/sites/default/files/2025-06/BwD-BC-Climate-Emergency-Action-Plan-2024-to-2025.pdf	Y	N	N
Blackpool (2026)	NW` Y	Y	Y	Y	Y	Y	**Council strategy** https://www.blackpool.gov.uk/Your-Council/Creating-a-better-Blackpool/Blackpool-Council-plan/Blackpool-Council-plan.aspx ; **HRA** ; **Company** Blackpool Coastal Housing ; Company Blackpool Housing Company aka My Blackpool Home and has a subsidiary Lumen ; **regeneration** Central Blackpool housing regeneration framework funded by gov /Homes England £90m	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Company Blackpool Coastal Housing /Lumen							https://www.blackpool.gov.uk/Your-Council/Creating-a-better-Blackpool/Regeneration/Housing-regeneration/Consultation/Blackpool-Central-Housing-Regeneration-Area-Framework.aspx , https://www.placenorthwest.co.uk/blackpool-embarks-on-15-year-plan-to-address-housing-woes/ ; **empty homes** https://www.blackpool.gov.uk/Residents/Housing/Empty-homes.aspx ; **retrofitting** Grange Park scheme energy focus and Groundwork eco-coaches https://www.cassidyashton.co.uk/ccassidy-ashton-marks-completion-of-phase-one-of-20m-blackpool-housing-development/ ; NB can't provide links as websites appear to have been taken over			
Bolsover (2026) Company Dragonfly	EM/EM CCA	Y	Y	Y	Y	Y	**Council strategy** https://www.bolsover.gov.uk/services/c/council-plan ; Housing Strategy 2024-2029 target 200 homes 2024-2028 via **Company** Dragonfly 2021-2024 built 103 homes in Bolsover Homes programme https://www.bolsover.gov.uk/services/h/housing-strategy/housing-strategy ; **acquisition** 37 properties, 12 homes https://committees.bolsover.gov.uk/documents/s31192/Council%20report%20-%20s106%20Boleappleton%20Farm%20003.pdf ; **empty homes** https://www.bolsover.gov.uk/services/e/empty-properties ; **urban extension** 547 homes https://committees.bolsover.gov.uk/documents/s31520/25.00069.REM%20Bolsover%20North%20-%20Report%20for%2001.2026.pdf ;**retrofitting** https://committees.bolsover.gov.uk/documents/s30201/3997_EMCCA+RETROFIT+STRATEGY_1.pdf ; https://www.local.gov.uk/case-studies/bolsovers-low-carbon-housing-action-plan , https://www.sustainablebuildinguk.com/portfolio/multi-measure-energy-efficiency-works-bolsover/ , https://committees.bolsover.gov.uk/documents/s23724/Retrofit%20and%20Green%20Skills%20-%20Executive%20Report%20002%20002%20002.pdf , https://committees.bolsover.gov.uk/ieIssueDetails.aspx?IId=11823&Opt=3 , https://committees.bolsover.gov.uk/documents/s28793/Executive%20Report%20-%20wave%203.pdf , **climate change** decarbonisation through mine water case study https://www.local.gov.uk/case-studies/decarbonisation-through-mine-water-energy-bolsover-district-council ;	Y	Y	N
Bolton (2026) Company Bolton Community Homes Ltd.	NW/GMCA	Y	Y	Y	Y	Y	**Company** Bolton Community Homes Ltd https://www.mylifeinbolton.org.uk/ProviderDetails.aspx?ProviderID=765932 , https://www.mylifeinbolton.org.uk/ProviderDetails.aspx?ProviderID=765932 **; HRA** and HA Bolton at Home to be Be One Homes from April 2026 https://www.boltonathome.org.uk/ target of 1400 new homes 2021-2026; ; HA Arcon merged with Bolton at Home in 2024 https://www.boltonathome.org.uk/bolton-at-home-news/bolton-at-home-and-arcon-complete-merger-and-reveal-future-name-6212/ ; **empty homes** https://www.bolton.gov.uk/empty-properties/empty-residential-properties ; **JV** with MEPC (Federated Homes) for mixed use development in town centre with 340 homes https://benews.co.uk/council-selects-developer-for-mixed-use-town-centre-scheme/ ; **masterplanning** , Farnsworth Town Centre 97 homes https://investinbolton.com/wp-content/uploads/2025/02/Horwich-Masterplan-Proposals-2.pdf ; Horwich 1700 new homes https://investinbolton.com/wp-content/uploads/2025/02/Horwich-Masterplan-Proposals-2.pdf ; **Regeneration** Moore Lane 218 homes including affordable, St Georges Rd/Bark St 58 town houses, https://www.bolton.gov.uk/news/article/1676/a-big-year-ahead-for-borough-s-regeneration ; Church Wharf 415 homes; central street 153 homes; Darcey Leaver 133 homes 100% affordable; GMCA proposal for an **MDC** including Crompton Place and Church Wharf plus Trinity Quarter 160 homes; health regeneration zone with Wigan and GMCA and NHS up to 3000 homes https://www.placenorthwest.co.uk/partners-set-vision-for-northfolds-2-7m-sq-ft-health-innovation-bolton/ ; **retrofitting** https://www.bolton.gov.uk/downloads/file/5189/the-energy-company-obligation-eco-next-energy-mcr ; https://www.boltonathome.org.uk/download.cfm?doc=docm93jijm4n2667.pdf&ver=28116 , https://gmgreencity.com/wp-content/uploads/2022/08/Bolton-LAEP-Final.pdf , https://ecoapproach.co.uk/cavity-wall-insulation-funding-in-bolton/ https://www.bolton.gov.uk/news/article/1688/bolton-secures-major-funding-to-develop-innovative-heat-network , https://dvcg.co.uk/warm-homes-grant-scheme-in-bolton-greater-manchester/ , https://gmca.retrofitportal.org.uk/ , https://democracy.greatermanchester-ca.gov.uk/documents/s31800/10%20LEAD%20presentation%2025.03.2024.pdf , https://nextenergyuk.co.uk/eco4-scheme-greater-manchester/ , https://fundingservice.org.uk/bolton-flex/ ,	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://localenergynw.org/wp-content/uploads/2025/09/NW-Retrofit-skills-plan-FINAL-June-2024-1-compressed.pdf ; **climate change** strategy delivery plan including housing https://www.bolton.gov.uk/downloads/file/4861/bolton-climate-change-strategy-delivery-plan			
Boston (2026)	EM/GLC CA	N	Y	Y	Y	Y	**Council strategy** https://www.boston.gov.uk/media/21456/Corporate-Strategy-2020-to-2024/pdf/Corporate_Strategy_2020_to_2024.pdf?m=638016045039800000 ; **housing** part of SE Lincolnshire Partnership https://democracy.boston.gov.uk/documents/s21495/Private%20Sector%20Housing%20Strategy%20Report.pdf ; **JV** with L and G https://www.boston.gov.uk/article/29421/Major-200-Home-Housing-Development-finalised-in-Boston-Lincolnshire, 135 affordable homes funded by HE https://www.amplius.co.uk/development/landmark-reached-in-construction-of-affordable-development-in-boston/ ; **acquisition** Crown House regeneration for retail and new apartments https://www.boston.gov.uk/article/27872/Plans-to-revitalise-Rosegarth-Square-take-shape-with-Crown-House-redevelopment-approval ; Pride in Place housing improvement https://opencouncil.network/decisions/177551 ; **empty homes** https://www.boston.gov.uk/article/30078/Empty-Homes ; **retrofitting** https://www.boston.gov.uk/article/25187/South-East-Lincolnshire-Councils-Partnership-leading-the-way-in-delivering-the-most-home-upgrade-energy-improvements-in-the-Midlands https://www.boston.gov.uk/article/26485/New-community-orchards-created-across-South-and-East-Lincolnshire-following-delivery-of-home-retrofitting-scheme , https://bostongreengroup.co.uk/retrofit-insulation/ , https://democracy.boston.gov.uk/documents/s23299/Home%20Energy%20Advice%20and%20Retrofit%20Team.pdf ; https://www.bbc.co.uk/news/articles/c993d2k9k11o ;	Y	N	N
BCP (2026)	SW	Y	Y	Y	Y	Y	**Council strategy** https://www.bcpcouncil.gov.uk/Assets/About-the-council/Corporate-strategy.pdf with SDGs https://democracy.bcpcouncil.gov.uk/documents/s15609/Appendix%201%20-%20BCP%20Council%20Corporate%20Strategy%20and%20Delivery%20Plans.pdf ; **Housing Strategy** https://www.bcpcouncil.gov.uk/Assets/About-the-council/housing-strategy.pdf ; **HRA** BCP Homes https://democracy.bcpcouncil.gov.uk/documents/s63548/Housing%20Revenue%20Account%20HRA%20budget%20setting%202026-27.pdf ; scheme for former college building of 80-120 homes Constitution Hill, https://www.bcpcouncil.gov.uk/housing/new-housing-developments/constitution-hill ; Hillbourne 110 homes https://www.bcpcouncil.gov.uk/news-hub/news-articles/top-of-the-plots-110-homes-move-one-step-closer-to-completion , Hawkwood Road 68 social rent ; 937 homes planned by 2035, 6 new Passivhaus homes https://www.facebook.com/MyBCPCouncil/posts/-were-delivering-more-council-owned-housingsix-new-homes-have-just-been-complete/1274903551337405/ ; new build and **acquisitions** strategy 2021-2026 https://www.bcpcouncil.gov.uk/about-the-council/strategies-plans-and-policies/newbuild-housing-and-acquisitions-strategy-and-plan , acquired 32 leasehold flats Harbour Sail for TA https://democracy.bcpcouncil.gov.uk/documents/s54434/Housing%20Delivery%20Council%20Newbuild%20Housing%20and%20Acquisition%20Strategy%20CNHAS%20update%20and%20Harbour%20Sail%20a.pdf ; **empty homes** https://www.bcpcouncil.gov.uk/housing/empty-properties ; **JV** with Muse called Bournemouth Development Company Winter Gardens project 500 homes https://democracy.bcpcouncil.gov.uk/mgAi.aspx?ID=18764 business plan 2025-20230 https://democracy.bcpcouncil.gov.uk/documents/s58531/Appendix%201%20for%20Bournemouth%20Development%20Company%20-%20Winter%20Gardens%20project.pdf ; **masterplan** Boscombe 500 homes https://www.bcpcouncil.gov.uk/campaigns-and-programmes/towns-fund/boscombe-masterplan ; **regeneration** Holes Bay 830 homes https://www.bcpcouncil.gov.uk/campaigns-and-programmes/poole-regeneration/holes-bay ; **retrofitting** https://democracy.bcpcouncil.gov.uk/documents/s58768/Appendix%201%20for%20Local%20Area%20Energy%20Plan.pdf ; https://www.swnetzerohub.org.uk/councils-power-up-for-2026-with-new-hub-supported-clean-energy-projects/ , **Climate change** https://democracy.bcpcouncil.gov.uk/documents/s40746/BCP0466_Climate%20Action%20strategy_Draft%2020%20Feb%202023.pdf , ; **CLT** Creekmoor project with Council 14 affordable homeshttps://democracy.bcpcouncil.gov.uk/mgDecisionDetails.aspx?IId=19839&Opt=1#:~:text=08/02/2024%20%2D%20Creekmoor,new%20affordable%20houses%20in%20Creekmoor.	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Bracknell Forest (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.bracknell-forest.gov.uk/sites/default/files/2023-11/council-plan-2023-to-2027.pdf ; **housing strategy** https://www.bracknell-forest.gov.uk/sites/default/files/2023-03/housing-strategy-2023-to-2028.pdf ; **acquisition** programme to provide large affordable homes using s106 funds through housing provider https://democratic.bracknell-forest.gov.uk/ieDecisionDetails.aspx?ID=4054 ; **empty homes** https://www.bracknell-forest.gov.uk/council-tax/second-homes-and-empty-properties ; **masterplan** Bracknell TC 1000 homes https://www.bracknell-forest.gov.uk/sites/default/files/2021-09/bracknell-town-centre-2032-vision.pdf , Hayley Green masterplan 235 homes https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning/hayley-green-masterplan ; **JV** Cambium Partnership with Countryside Homes Cooers Hill 52 sustainable homes https://www.bracknell-forest.gov.uk/news/2025/11/coopers-hill-regeneration-completed , https://cambiumpartnership.com/, Market St 169 sustainable homes on former bus depot https://www.bracknellnews.co.uk/news/25494404.bracknell-partnership-delivering-221-homes-town/ ; High St car park demolished and now in design and Southern Gateway https://democratic.bracknell-forest.gov.uk/ieDecisionDetails.aspx?Id=4031 ; **urban extension** Warfield Park 530 homes https://warfieldpark.co.uk/ ; Beaufort Park 294 homes https://www.ahr.co.uk/projects/beaufort-park ; **retrofitting** https://www.bracknell-forest.gov.uk/housing/energy-home/home-energy-improvement-grants ; https://www.bracknell-forest.gov.uk/housing/energy-home/home-energy-improvement-grants/warmer-homes , https://www.heatflex.org.uk/post/happy-energy-solutions-ltd-appointed-to-deliver-heatflex-service-for-bracknell-forest ; **climate change** https://www.bracknell-forest.gov.uk/climate-change/our-action-towards-net-zero/climate-change-action-plan-2025-2026	Y	N	N
Bradford (2026)	YH/WYCA	Y	Y	Y	N	Y	**Council strategy** https://www.bradford.gov.uk/council-plan/our-priorities/decent-homes/ ; **housing strategy**; **HRA** Business Plan https://bradford.moderngov.co.uk/ieDecisionDetails.aspx?Id=5404 ; land sale to Breck Homes for 20 affordable homes in council car park and former council office site for 32 affordable homes https://www.bbc.co.uk/news/articles/cdxe35n07g5o , https://www.breck.co.uk/newsroom/breck-homes-completes-purchase-of-brownfield-sites-from-bradford-council-for-52-affordable-homes/, https://www.breck.co.uk/newsroom/breck-homes-completes-purchase-of-brownfield-sites-from-bradford-council-for-52-affordable-homes/ ; **empty homes** https://www.bradford.gov.uk/housing/empty-homes/empty-property-assistance-scheme/ ; **masterplan** Bradford centre including 200 homes https://bradford.gov.uk/Documents/CityCentreActionPlan/3%20Submission%20to%20the%20Secretary%20of%20State/1%20Submission%20documents//BCC-SD-043%20Bradford%20City%20Centre%20Masterplan.pdf , **regeneration** city centre and Southern gateway 3000-4000 homes https://www.bradford.gov.uk/media/6315/session-16-regeneration-and-city.pdf ; **Growth Plan** https://www.bbc.co.uk/news/articles/cedwpdn6393o, 19000 homes by 2036 ; **JV** Canal Road **Urban Village** Limited (CRUVL) with Urbo Regeneration for 200 homes on canal side site using council CPO as part of 1000 home Bolton Wood scheme JB with Homes England, ECF and L and G https://www.housingtoday.co.uk/news/homes-england-and-landg-jv-signs-deal-to-work-on-1000-home-bradford-regeneration/5123237.article , https://bradford.moderngov.co.uk/ieDecisionDetails.aspx?AIId=23411 ; JV with Places for people and Vistry and WYCA 90 affordable homes https://housingdigital.co.uk/partners-to-build-90-new-homes-in-bradford/ **; retrofitting** https://www.bradfordhospitals.nhs.uk/new-bradford-study-investigates-the-impact-of-energy-efficiency-retrofits-on-indoor-air-quality-health-and-the-environment/ https://www.bradford.gov.uk/environment/climate-change/insulate-your-attic-room-for-free/ https://www.bradford.gov.uk/environment/climate-change/fuel-poverty/ , https://questions-statements.parliament.uk/written-questions/detail/2025-11-17/91393/ https://www.bradford.gov.uk/environment/climate-change/the-energy-company-obligation-scheme/ ; **Climate change** https://www.bradford.gov.uk/media/bm3ps2mc/cbmdcclimateactionplan.pdf ; **CLT** Allerton Grance site in consultation https://www.facebook.com/AllertonLowerGrangeCLT/;	Y	Y	N
Braintree (2026)	E	N`	Y	Y	Y	N	**Council strategy** https://www.braintree.gov.uk/council/corporate-priorities-2024-2028/5 ; healthy **housing strategy** https://www.braintree.gov.uk/housing/housing-strategies/2 ; stock transfer fund The Community & Housing Investment Partnership (CHIP) Fund with £7m set aside for **acquisition** of affordable homes https://www.braintree.gov.uk/housingstatnav/partnership-project/community-housing-investment-partnership-chip-fund/1 . affordable housing 424 delivered 2023-2024	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.braintree.gov.uk/news/article/687/over-400-new-affordable-homes-delivered-in-the-braintree-district , ; acquisition of Towerlands Park site for 575 homes through CPO https://www.braintree.gov.uk/downloads/file/4060/0-statement-of-reasons-towerlands-park-braintree-; landlord initiative providing secure rented homes to 51 households https://www.braintree.gov.uk/news/article/810/braintree-district-council-strengthens-communities-after-the-completion-of-several-key-projects ; **empty homes** https://www.braintree.gov.uk/housing/report-empty-property/2 ; **urban extension** 825 homes https://www.adpltd.co.uk/latest/urban-extension-to-braintree ; **retrofitting** w https://www.braintree.gov.uk/news/article/830/september-2025-news-roundup ; https://www.braintree.gov.uk/advice-environment/energy-efficient-homes ; **climate change** https://www.braintree.gov.uk/downloads/file/3852/climate-change-action-plan-2023-to-2024			
Breckland (2026)	E	N	Y	Y	Y	Y	**Housing strategy** https://www.breckland.gov.uk/media/14869/Housing-Strategy-2024-2028/pdf/Breckland_Housing_Strategy.pdf?m=1727853689253 ; registered a**s RP** https://democracy.breckland.gov.uk/documents/s65060/Strategic%20Housing%20Solutions.pdf, use of Local Authority Housing Fund https://www.breckland.gov.uk/article/23608/18-10-2024-Breckland-Council-secures-1-24m-to-deliver-housing-support-initiatives ; ; Capital strategy 2025-2026 supports provision of affordable housing https://www.breckland.gov.uk/media/18517/Capital-Strategy-2025-26/pdf/Appendix_G_Final_Capital_Strategy_25-26.pdf?m=1744364259557 ; **acquisitions strategy** https://www.breckland.gov.uk/media/1733/Property-Strategy/pdf/Property_Strategy.pdf?m=1754068319883 ; invested £9m in homes for TA https://www.breckland.gov.uk/article/25692/STATEMENT-Breckland-Council-residential-properties ; **JV** Breckland Bridge with the Land Group and future within LGR https://www.breckland.gov.uk/article/25631/08-01-2026-Council-sets-out-new-approach-to-support-future-house-building , **empty dwellings** https://democracy.breckland.gov.uk/documents/s4167/Empty%20Dwellings%20Policy.pdf **; urban extension** Attleborough 4000 homes https://attleboroughsue.co.uk/ **; retrofitting** https://www.breckland.gov.uk/article/22054/ECO-4-ECO-Flexible-Eligibility , https://www.breckland.gov.uk/article/20216/Warm-Homes-Fund , **climate change** https://www.breckland.gov.uk/article/16482/What-does-climate-change-mean-for-the-District ;	Y	N	Y
Brent (2026) Company i$B holdings	L/G LA	Y	Y	Y	Y	Y	**Council strategy** https://www.brent.gov.uk/-/media/files/council-and-democracy-documents/strategies-and-policies/brent_borough_plan_23-27_web.pdf?rev=4891db49c5c8497aa37eb5387e2ddee6 ; **housing strategy** https://www.brent.gov.uk/-/media/files/council-and-democracy-documents/strategies-and-policies/brent-council-local-housing-strategy.pdf?rev=42e0948afacd4ab6999ed90d2e7bc109 ; affordable housing supply https://democracy.brent.gov.uk/documents/s151659/13.%20Affordable%20Housing%20Supply%20Update.pdf target 5000 affordable homes by 2028 with 2025/26 758 affordable homes delivered further 1,074 being built on site that are due to complete by March 2028. ; 2020-2025 council delivered 4053 affordable homes https://democracy.brent.gov.uk/documents/s151659/13.%20Affordable%20Housing%20Supply%20Update.pdf ; **acquisition** delivery https://democracy.brent.gov.uk/ieDecisionDetails.aspx?AIId=74567 15 properties, 300 homes Wembley https://ukpropertyforums.com/brent-acquires-almost-300-new-homes/ ; **empty homes** https://www.brent.gov.uk/housing/landlords/grants-and-help-for-empty-homes#emptyproperties ;**company** i4B Holdings Investment for Brent) https://www.brent.gov.uk/housing/i4b ; business plan https://democracy.brent.gov.uk/ieDecisionDetails.aspx?AIId=72054 ; £40m loan facility https://democracy.brent.gov.uk/ieDecisionDetails.aspx?Id=7603 ; **masterplan** South Kilburn 2400 homes https://www.brent.gov.uk/business/regeneration/growth-areas/south-kilburn-regeneration ; Wembley Housing Zone 300 homes https://www.brent.gov.uk/business/regeneration/growth-areas/wembley/wembley-housing-zone ; Church End 1300 homes in masterplan including 99 council homes https://www.brent.gov.uk/business/regeneration/growth-areas/church-end/the-church-end-masterplan-spd ; Alperton Growth area 5000 homes https://www.brent.gov.uk/business/regeneration/growth-areas/alperton ; Neasden Station Growth area 2000 homes https://www.brent.gov.uk/business/regeneration/growth-areas/neasden-stations-growth-area ; Burnt Oak and Colindale 2500 homes https://www.brent.gov.uk/business/regeneration/growth-areas/burnt-oak-and-colindale **; JV** with	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Stonebridge Park Real Estate Development (SRED) 1000 homes including redev of leisure centre https://www.mylondon.news/news/north-london-news/new-north-london-leisure-centre-33072308 ; **retrofitting** https://democracy.brent.gov.uk/documents/s149766/Officer%20Key%20Decision%20Report.pdf ; https://www.wates.co.uk/wp-content/uploads/2025/03/Case-study-Brent-Borough-Council-29-July-2024.pdf , https://www.wates.co.uk/news/housing-maintenance/residential/growing-brent-portfolio/ https://democracy.brent.gov.uk/documents/s153073/11.%20Heating%20Replacement%20at%20The%20Oaks%20and%20Pharamond.pdf , https://www.brent.gov.uk/-/media/files/resident-documents/housing-documents/housing-asset-management-strategy.pdf?rev=0cca5a2133114cd890d82a1d0547933f ; **climate change** https://democracy.brent.gov.uk/documents/s104356/7a.%20Appendix%201%20-Draft%20Brent%20Climate%20Emergency%20Strategy%202021-2030.pdf ; **CLT** https://www.brent.gov.uk/neighbourhoods-and-communities/community-directory/brent-community-land-trust			
Brentwood (2026) Company Seven Arches Investment Ltd (SAIL)	E	N	Y	Y	Y	Y	**Council strategy** https://brentwood.moderngov.co.uk/documents/s26003/Brentwood%20Corporate%20Plan%20on.pdf ; **housing strategy** https://document.brentwood.gov.uk/pdf/04052021102658000000.pdf ; affordable homes development strategy https://www.brentwood.gov.uk/media/931 ; **HRA** business plan https://brentwood.moderngov.co.uk/documents/s26763/Appendix+B+-+The+Housing+Revenue+Account+budget+proposals+for+2025-26+onwards.pdf , garage sites for redevelopment 3 sites with 12 homes https://brentwood.moderngov.co.uk/ieDecisionDetails.aspx?Id=244 ; Brookfield Close 62 homes zero carbon 100% affordable https://www.brentwood.gov.uk/newcouncilhomes, https://www.brentwood.gov.uk/groundbreaking-ceremony-marks-the-start-of-construction-phase-of-brookfield-close-regeneration ; Harewood **regeneration** 40 net zero homes (in use) 100% affordable https://brentwood.moderngov.co.uk/documents/s23589/Appendix%20B.pdf https://www.brentwood.gov.uk/newcouncilhomes ; Ingleton House 22 net zero (in use) affordable homes https://www.brentwood.gov.uk/newcouncilhomes ; Willingdale Close 3 affordable net zero homes (in use) https://www.brentwood.gov.uk/newcouncilhomes ; Highwood Close 12 affordable net zero homes https://www.brentwood.gov.uk/newcouncilhomes **; Sir Francis Way three homes** https://www.brentwood.gov.uk/newcouncilhomes **; empty homes** https://document.brentwood.gov.uk/pdf/11112022145306000000.pdf **; company** Seven Arches Investment Ltd (SAIL) https://brentwood.moderngov.co.uk/documents/s26181/Seven+Arches+Investment+Limited+Review.pdf **; JV** Brentwood Development Partnership with SAIL Muse https://brentwoodchamber.co.uk/members/brentwood-development-partnership/ ; **masterplan** Brentwood town centre 700 homes plus 300 on William Hunter car park https://brentwood.moderngov.co.uk/documents/s29326/Brentwood%20Centre%20Master%20Plan%20and%20Business%20Case_v1.pdf ; Dunton Hills **Garden settlement** 3700 homes https://lih.co.uk/news/lands-improvement-acquires-551-acres-in-brentwood-essex-as-master-developer-to-deliver-dunton-hills-garden-settlement-of-3-700-homes ; **retrofitting** https://www.brentwood.gov.uk/energy-efficiency-for-your-home-grants-and-schemes , https://www.brentwood.gov.uk/eligible-residents-encouraged-to-apply-for-initiatives-offering-energy-efficiency-improvements-to , https://brentwood.moderngov.co.uk/documents/s25559/HRA+Planned+Works+Programme+report.pdf https://brentwood.moderngov.co.uk/documents/s26316/HRA%20Planned%20Works%20Programme%20Report%202025-26.pdf ; https://norsegroup.co.uk/transforming-homes-enhancing-lives/ ; **climate change** https://www.brentwood.gov.uk/climate-emergency ;	Y	Y	N
Brighton and Hove (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.brighton-hove.gov.uk/sites/default/files/2025-10/Council%20Plan%202023%20to%202027%20refresh%20priorities.pdf ; **housing strategy** https://www.brighton-hove.gov.uk/sites/default/files/2024-11/Housing%20strategy%202024%20to%202029.pdf ; **HRA** Investment programme https://democracy.brighton-hove.gov.uk/documents/s196862/Housing%20Revenue%20Account%20Budget%20Capital%20Investment%20Programme%20202425%20and%20Medium-Term%20Financial%20Str.pdf , using HRA voids as TA https://democracy.brighton-hove.gov.uk/ieDecisionDetails.aspx?Id=7553 ; **acquisitions** 59 new homes Rottingdean; Palace Pier 11 homes for TA, 11 homes Vaughan	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Williams Way and Bech Grove, RTB repurchase policy https://www.brighton-hove.gov.uk/housing/private-housing/home-purchase-policy , housing supply and asset management https://democracy.brighton-hove.gov.uk/ieDecisionDetails.aspx?Id=7521 ; **JV** with Hyde Group called Homes for Brighton and Hove https://www.brighton-hove.gov.uk/city-regeneration/regeneration-information-residents-and-business-owners/homes-brighton-hove-0 with target for 1000 homes including Clarendon Place 104 affordable homes, and Victoria Rd 42 council rent homes, https://www.brighton-hove.gov.uk/news/2023/celebrating-new-low-cost-homes , Sackville Rd 306 affordable homes https://www.brighton-hove.gov.uk/news/2025/go-ahead-306-affordable-homes-hove ; **empty homes** https://www.brighton-hove.gov.uk/news/2025/bringing-empty-homes-back-use ; **regeneration** Preston Barracks 364 homes; Brighton Gasworks 495 homes https://www.brighton-hove.gov.uk/city-regeneration/major-developments/brighton-gasworks , Toads Hole Valley 880 homes https://www.brighton-hove.gov.uk/city-regeneration/major-developments/toads-hole-valley ; Brighton Marina ; Hove Station Area 1725 dwellings in total https://www.brighton-hove.gov.uk/city-regeneration/major-developments/hove-station-area ; Brighton General Hospital 200 homes https://www.brighton-hove.gov.uk/city-regeneration/major-developments/brighton-general-hospital ; **retrofitting** https://www.brighton-hove.gov.uk/planning/heritage/improving-energy-saving-and-sustainability-conservation-areas-and-listed-buildings ; https://www.brighton-hove.gov.uk/news/2024/brighton-hove-sets-course-net-zero-ground-breaking-study , https://www.brighton-hove.gov.uk/net-zero/low-carbon-energy-your-home-and-business/homeowners , National Wealth Fund https://www.brighton-hove.gov.uk/net-zero/low-carbon-energy-your-home-and-business/homeowners https://www.brighton-hove.gov.uk/net-zero/low-carbon-energy-your-home-and-business/homeowners ; **climate change** https://www.brighton-hove.gov.uk/environment/climate-change-and-energy-energy-efficient-design-and-management ; https://nuplanet.co.uk/news/goodbye-shdf-wave-2 ; **CLT** https://bhclt.org.uk/			
Bristol (2026) Company Goram Homes	SW/ WoE	Y	Y	Y	Y	Y	**Council strategy** https://www.bristol.gov.uk/council/policies-plans-and-strategies/corporate-strategy ; affordable **housing** delivery plan https://www.bristol.gov.uk/residents/housing/new-build-affordable-homes/homes-for-bristol-interim-affordable-housing-delivery-plan-2025-27 ; **HRA** 2025-2026 https://democracy.bristol.gov.uk/documents/s104896/2025-26%20HRA%20Budget%20Presentation-Finance%20Sub-Committee.pdf ; HRA Development Programme 2025- 2030 93 homes acquired , https://democracy.bristol.gov.uk/documents/s105637/10.4%20Appendix%20A_3%20-%20Housing%20Development%20Programme.pdf ; General Fund **acquisitions** programme for TA https://democracy.bristol.gov.uk/documents/s105637/10.4%20Appendix%20A_3%20-%20Housing%20Development%20Programme.pdf ; part of WoECA small sites aggregator project https://www.westofengland-ca.gov.uk/news/leading-the-way-on-smaller-developments/ ; **empty homes** https://www.bristol.gov.uk/residents/housing/housing-empty-properties ; **company** Goram Homes https://www.goramhomes.co.uk/ ; **JV** Goram Homes and Hill Baltic Wharf 166 homes 40% affordable https://www.goramhomes.co.uk/developments/baltic-wharf/ ; JV Goram Homes and Vistry 268 homes 55% affordable One Lockleaze https://www.goramhomes.co.uk/developments/one-lockleaze/ , JV with Vistry Dovercourt Road 140 sustainable homes https://www.goramhomes.co.uk/developments/dovercourtroad/ ; SS Great Britain car park scheme at preplanning stage; A and B Bond warehouses grade ll listed building scheme in design ; Spring St site in temp use until 2026 for school and then to be developed for housing https://www.goramhomes.co.uk/developments/spring-street/ , Hengrove Park 1435 homes JV with Hill and Vistry https://www.goramhomes.co.uk/developments/hengrovepark/ ; Novers Hill 50 homes architectural competition https://www.goramhomes.co.uk/developments/novers-hill/ ; JV with Vistry Fosse Way intergenerational housing 130 under construction https://www.goramhomes.co.uk/developments/new-fosseway/ , Bedminster Green Plot 5 under review https://www.goramhomes.co.uk/developments/plot-5-bedminster-green/; former school St Ursulas conversion 40 homes of which 9 social rent https://www.goramhomes.co.uk/developments/st-ursulas/ ; Grove Road car park 70 homes of which 21 affordable https://www.goramhomes.co.uk/developments/the-grove-prince-street-car-park/ ; Western Harbour https://www.goramhomes.co.uk/developments/western-harbour/ ; urban extension Hicks Gate 3000 homes https://www.bristolpost.co.uk/news/bristol-news/new-town-plan-merge-bristol-10993367 ; Brabazon 1000 homes https://www.bristolpost.co.uk/news/bristol-news/plans-unveiled-another-1000-home-11006852 ; Bedminster Green 2000-3000 homes https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/bedminster-green-regeneration ; Temple Quarter 10,000 homes https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/bristol-temple-quarter-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							development-framework-consultation ; Frome Gateway 1000-2000 homes https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/frome-gateway-regeneration , Knowle West 367 mixed tenures https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/knowle-west-regeneration/the-knowle-west-regeneration-project , Western Harbour https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/western-harbour , Whitehouse St 2000 homes https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/whitehouse-street-regeneration , Castle Park 375 homes https://www.bristol.gov.uk/files/ask-bristol/9620-city-centre-ddp-consultation-report-2023/file ; **Retrofitting** Centre and Heat network https://www.goramhomes.co.uk/developments/castle-park-energy-centre/ ; https://www.goramhomes.co.uk/developments/castle-park-energy-centre/ ; LEAP JV between council and Ameresco project for social housing area based retrofit https://www.bristolcityleap.co.uk/bristol-city-leap-launches-25-million-retrofit-project-to-enhance-social-housing-in-north-bristol/ ; https://news.bristol.gov.uk/press-releases/fc0be048-bb05-4fd1-9c86-500908c1c1ac/neighbourhood-warm-homes-retrofit-programme-launches ; https://www.bristolcityleap.co.uk/domestic/social-housing/ ; WoECA retrofitting https://www.westofengland-ca.gov.uk/what-we-do/environment/retrofit-west-advice-service/ ; **climate change** https://www.westofengland-ca.gov.uk/what-we-do/environment/retrofit-west-advice-service/ ; **CLT** https://www.bristolclt.co.uk/			
Broadland (2026)	E	Y	Y	Y	Y	N	**Council strategy** https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/2024-2028-broadland-strategic-plan.pdf ; **Housing Delivery Plan**https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/2024-2028-broadland-strategic-plan.pdf ; now has **HA** Broadland Housing focused on TA and is non stock holding ; **acquisition** 44 homes through LAHF ; CPO housing land https://www.southnorfolkandbroadland.gov.uk/asset-library/cpo-sealed-and-signed.pdf ; **empty homes** https://www.southnorfolkandbroadland.gov.uk/housing/empty-homes **; JV** to deal with high level of nutrients in Wensum Valley to provide land for housing https://www.southnorfolkandbroadland.gov.uk/news/broadland-council-builds-on-innovative-solution ; **Growth Triangle** 10,0000 homes https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/current-local-plan/adopted-broadland-local-plan **; retrofitting** https://www.southnorfolkandbroadland.gov.uk/housing/housing-advice-support/reduce-energy-bills/broadland-sustainable-homes-scheme , https://energysavingtrust.org.uk/case-study/broadland-district-council/ ; https://energysavingtrust.org.uk/case-study/broadland-district-council/ , https://www.southnorfolkandbroadland.gov.uk/news/solar-together-launches-in-broadland-and-south-norfolk ; https://www.southnorfolkandbroadland.gov.uk/housing/housing-advice-support/energy-company-obligation ;	N	N	Y
Bromley (2026)	L/GLA	N	Y	Y	Y	Y	**Council strategy** https://www.bromley.gov.uk/downloads/file/572/making-bromley-even-better-corporate-strategy- ; **housing strategy** https://www.bromley.gov.uk/downloads/file/1286/bromley-council-housing-strategy-2019-2029 ; through Bromley Homes for Bromley People 1000 new homes on council sites by 2030 691 achieved by 2024 https://www.bromley.gov.uk/news/article/28/bromley-homes-for-bromley-people including 26 homes in West Wickham https://www.buxtonbuilding.co.uk/post/26-new-affordable-homes-in-west-wickham , 35 affordable homes in Orpington https://www.bromley.gov.uk/news/article/919/new-affordable-housing-delivered-for-orpington ; **acquisition JV** Meadowship Homes with Pinnacle Finance to acquire 200 affordable homes supported by Phoenix and Macquarie https://www.macquarie.com/uk/en/about/news/2023/phoenix-group-and-macquarie-asset-management-provide-58-million-pounds-funding-for-affordable-housing.html https://www.insidehousing.co.uk/news/council-secures-58m-long-term-financing-package-to-acquire-200-affordable-homes-82459 ; https://www.pinnaclegroup.co.uk/case-study/meadowship-homes ; sale of civic campus to Galliard Homes 224 homes https://www.pinnaclegroup.co.uk/case-study/meadowship-homes ; **empty homes** https://www.bromley.gov.uk/housing-advice-options/empty-properties-1 **; retrofitting** https://www.bromley.gov.uk/sustainability/energy-company-obligation-scheme , https://www.bromley.gov.uk/downloads/file/2426/home-energy-conservation-act-heca-progress-report-2021-2023 ; climate change https://www.bromley.gov.uk/news/article/303/net-zero-emissions-for-2027-in-just-five-years#:~:text=A%20policy%20to%20achieve%20net,this%20builds%20on%20that%20work. ; **CLT** https://communityled.homes/project/bromley-clt/	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Bromsgrove (2026) Company Spadesbourne Homes	WM	Y	Y	Y	N	Y	**Council strategy** https://www.bromsgrove.gov.uk/media/ebdfnctz/bdc_councilplanjune24_web.pdf ; housing development Burcot Lane 61 homes of which 18 affordable; **Housing Strategy** https://www.bromsgrove.gov.uk/council/strategy/worcestershire-housing-strategy-2023-2040/ ; **empty homes** https://moderngovwebpublic.bromsgrove.gov.uk/mgAi.aspx?ID=43029 ; **company** Spadesbourne Homes https://www.spadesbournehomes.co.uk/ Business plan 2025-2030 https://moderngovwebpublic.bromsgrove.gov.uk/documents/s62478/Draft+SPADESBOURNE+HOMES+LIMITED+BUSINESS+PLAN+v4.pdf ; **regeneration** Bromsgrove city centre clearance of library and fire station in Windsor St for housing plus site adjacent to Aldi plus School Drive and car park redevelopment for housing approx. 2570 https://www.bromsgrove.gov.uk/news/posts/council-identifies-town-centre-regeneration-possibilities-to-2040/ ; **retrofitting** https://moderngovwebpublic.bromsgrove.gov.uk/documents/s62948/Warm%20Homes%20Local%20Grand%20Funding%20and%20Resourcing%20Bromsgrove.pdf	Y	N	N
Broxbourne (2026)	E	Y	Y	Y	Y	Y	**Council strategy** https://www.broxbourne.gov.uk/downloads/file/723/corporate-plan-2025-2029-final ; affordab**le housing strategy** 2020-2025 https://www.broxbourne.gov.uk/downloads/file/3884/200718-affordable-housing-strategy-2020-2025 ; **JV** with B2Living 36 accessible homes Cheshunt funding from Homes England https://www.broxbourne.gov.uk/news/article/415/accessible-affordable-homes-under-construction-in-cheshunt-high-street , 24 affordable homes provided through funding from Council and Homes England by B3Living in Hoddesdon on former sports club https://www.broxbourne.gov.uk/news/article/404/new-affordable-homes-completed-in-the-heart-of-hoddesdon; JV Brookfield **Garden Village 1500** homes with Sovereign and Peveril https://www.housingtoday.co.uk/news/green-light-for-1500-homes-in-hertfordshire-town-centre/5123817.article ; **retrofitting** https://www.broxbourne.gov.uk/environment/sustainability/13 , https://www.broxbourne.gov.uk/news/article/373/broxbourne-borough-council-receives-1-070-786-to-improve-energy-efficiency-in-local-homes , https://www.broxbourne.gov.uk/environment/sustainability/14 ; **climate change** https://www.broxbourne.gov.uk/downloads/file/1478/environmental-sustainability-strategy-and-action-plan-2021-2025	Y	N	N
Broxtowe (2026)	EM/EM CCA	N	Y	Y	Y	Y	**Council strategy** https://www.broxtowe.gov.uk/media/enobjs4b/corporate-plan-2024-2029.pdf ; **housing strategy**https://www.broxtowe.gov.uk/media/qp4j3t0v/housing-strategy-2025-28-july.pdf ; **HRA** https://democracy.broxtowe.gov.uk/documents/s40641/App%202%20-%20HRA%20and%20Rents.pdf ; 51 homes Coventry Lane Bramcote and 5 homes Bramcote https://www.broxtowe.gov.uk/news-events/news/press-releases-2025/may-2025/broxtowe-borough-council-secures-new-homes-with-peter-james-homes-to-meet-local-housing-needs/ ; **Acquisitions** policy https://democracy.broxtowe.gov.uk/documents/s33101/Enc.+1+for+Housing+Acquisitions+Policy.pdf ; 46 new homes https://www.broxtowe.gov.uk/news-events/news/press-releases-2025/july-2025/broxtowe-borough-council-continue-to-increase-housing-stock-with-forty-six-additional-properties/ ; Affordable housing policy case study https://www.local.gov.uk/case-studies/affordable-housing-programme-broxtowe-borough-council ; **empty homes** https://www.broxtowe.gov.uk/emptyhomes **; JV** with Peter James Homes https://www.broxtowe.gov.uk/news-events/news/press-releases-2026/january-2026/first-affordable-homes-handed-over-at-hemlock-gate-in-bramcote/ **masterplan** Toton and Chetwynd Barracks **garden community** 4500 homes https://www.broxtowe.gov.uk/for-you/planning/planning-policy/supplementary-planning-documents-spds/toton-and-chetwynd-barracks-strategic-masterplan-supplementary-planning-document-spd/ ; **retrofitting** https://democracy.broxtowe.gov.uk/ieDecisionDetails.aspx?AIId=18184 , https://www.broxtowe.gov.uk/news-events/news/press-releases-2025/july-2025/more-energy-efficient-homes-for-eastwood/ , https://www.broxtowe.gov.uk/for-you/community-living/warm-homes/energy-company-obligation-eco/ ; https://www.broxtowe.gov.uk/news-events/news/press-releases-2025/june-2025/broxtowe-borough-council-awarded-more-than-16-million-to-improve-council-housing-energy-efficiency/ ; https://nottstv.com/broxtowes-first-devolution-funding-allocated-for-warmer-bungalows/ ; **climate change** https://www.broxtowe.gov.uk/media/10650/climate-change-green-futures-strategy-2023-27-web.pdf	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Buckinghamshire (2026)	SE	Y	Y	Y	Y	N	**Council strategy** https://media.buckinghamshire.gov.uk/documents/Corporate_Plan_Refresh_2025_1.pdf ; **Housing strategy** https://buckinghamshire.moderngov.co.uk/documents/s74959/Appendix%20Four%20Buckinghamshire%20Housing%20Strategy%202024-2029.pdf ; **acquisition** 9 homes for Afghanistan resettlement programme https://buckinghamshire.moderngov.co.uk/ieDecisionDetails.aspx?Id=1090 ; Harrison House for TA https://buckinghamshire.moderngov.co.uk/documents/s60949/Report%20for%20freehold%20acquisition%20of%20Harrington%20House%20Emmett%20Drive%20Stoke%20Mandeville.pdf ; **empty homes** https://www.buckinghamshire.gov.uk/council-tax-benefits-housing/housing-support-and-landlords/get-advice-about-or-report-an-empty-home/ ; **company** Consilio wound up in 2025 https://buckinghamshire.moderngov.co.uk/ieDecisionDetails.aspx?Id=1710 **masterplan** Aylesbury **Garden Town** 16000 homes https://www.buckinghamshire.gov.uk/business/strategic-growth-investment-and-regeneration/regeneration-and-economic-development/view-the-regeneration-plans-for-our-towns-and-places/our-aylesbury-regeneration-plans ; **retrofitting** https://www.buckinghamshire.gov.uk/environment/climate-change-and-sustainability/saving-energy-at-home-and-living-sustainably/warm-homes-local-grant/ , https://buckinghamshire.moderngov.co.uk/documents/s69476/Energy%20doctor%20slides-community%20board.pdf ; https://www.buckinghamshire.gov.uk/environment/climate-change-and-sustainability/saving-energy-at-home-and-living-sustainably/apply-for-the-domestic-building-envelope-energy-efficiency-grant-dbeee/ ; **climate change** https://www.buckinghamshire.gov.uk/environment/climate-change-and-sustainability/ ;	N	N	N
Burnley (2026)	NW/LCCA	Y	Y	Y	Y	Y	**Council strategy** https://burnley.gov.uk/council-democracy/councillors-decision-making/our-vision-and-strategic-plan/ ; **acquisitions** vacant homes programme https://burnley.moderngov.co.uk/mgAi.aspx?ID=28732#:~:text=The%20majority%20of%20the%20properties,Executive%20resolved%20to%20approve%20that**: empty homes** https://burnley.gov.uk/housing/empty-homes-programme/ **; JV** with Barnfield for student accom https://www.barnfieldconstruction.co.uk/burnley-barnfield-jv-completes-136-bed-student-accommodation-scheme/#:~:text=%E2%80%9CWe're%20so%20proud%20of,internal%20images%20of%20Sandygate%20Halls. , restoring council offices into 18 apartments https://www.barnfieldconstruction.co.uk/new-homes-planned-for-historic-building-in-burnley-town-centre/ , https://find-and-update.company-information.service.gov.uk/company/07800536/charges ; **retrofitting** https://burnley.gov.uk/housing/home-upgrade-grant https://burnley.gov.uk/housing/home-upgrade-grant/ ; https://burnley.gov.uk/wp-content/uploads/2022/02/Green-Homes-Grants-Local-Authority-Delivery-Scheme-3.pdf ; https://burnley.gov.uk/wp-content/uploads/2022/02/Green-Homes-Grants-Local-Authority-Delivery-Scheme-3.pdf ; **climate change** https://burnley.moderngov.co.uk/documents/s41255/Revised%20Climate%20Change%20Action%20Plan%20202425.pdf	Y	N	N
Bury (2026)	NW/GMCA	N	Y	Y	Y	Y	**Council strategy** https://www.bury.gov.uk/my-neighbourhood/lets-do-it-strategy ; **housing strategy** https://www.bury.gov.uk/housing/bury-housing-strategy?page=438b3d24-8451-4b7c-bbc6-32ea031a0646 ; **HRA** https://councildecisions.bury.gov.uk/documents/s43361/HRA%202025-26%20Annual%20Budget%20Report.pdf ; capital programme https://councildecisions.bury.gov.uk/documents/s40475/Cabinet%20report%20-%20HRA%20Major%20works%20programme%20July%202024%20Draft%20Item%2014%2004.07.24-%20Copy%201.pdf ; **acquisitions** policy https://councildecisions.bury.gov.uk/documents/s43149/Cabinet+Report+-+Acquisition+of+New+and+Pre-Owned+Property+in+the+Borough+12+Feb+2025.pdf ; former RTB, targeted acquisitions for older people and larger homes; for children's homes https://councildecisions.bury.gov.uk/mgIssueHistoryHome.aspx?IId=25317 ; closed ALMO and HA https://www.housingtoday.co.uk/news/bury-council-to-close-housing-subsidiary-after-revoking-its-almo-status/5138051.article ; https://councildecisions.bury.gov.uk/documents/s45944/Six%20Town%20Housing%20Recommendation.pdf ; **empty homes** https://www.bury.gov.uk/housing/empty-homes/empty-property-owners **; JV** with Bruntwood regeneration and masterplan for Mill Gate 800 homes https://www.burytimes.co.uk/news/23646802.millgate-redevelopment-plans-include-800-new-homes/ ; JV with Muse Prestwich LLP 200-250 homes Prestwich Village https://www.bury.gov.uk/planning-building-control/regeneration/prestwich-village-regeneration , https://www.burytimes.co.uk/news/25827358.next-phase-100m-prestwich-regeneration-plan-detailed/ ; **regeneration**	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Radcliffe regeneration 91 homes plus 400 homes https://www.bury.gov.uk/planning-building-control/regeneration/radcliffe-regeneration/new-build-homes-in-radcliffe , https://www.bury.gov.uk/asset-library/radcliffe-strategic-regeneration-framework.pdf ; 211 homes York St, 132 homes Green St. ; **urban extensions** Elton Reservoir 3500 homes, Walshaw 1250 homes Simister Bowlee 1350 homes https://www.placenorthwest.co.uk/bury-to-progress-plans-for-6250-homes-on-former-green-belt/ ; **retrofitting** https://www.bury.gov.uk/housing/housing-services/your-home/repairs/improvement-works ; EC04 https://www.bury.gov.uk/housing/energy-efficiency-and-energy-advice/energy-company-obligation-scheme-eco4-flex ; https://councildecisions.bury.gov.uk/documents/s46416/Housing%20Major%20Works%20Programme%20202526.pdf ; https://gmca.retrofitportal.org.uk/ ; **climate change** https://www.bury.gov.uk/pests-pollution-and-food-hygiene/pollution/lets-go-green-carbon-neutral-bury/climate-action-strategy-consultation ; https://www.bury.gov.uk/asset-library/topic-paper-1-climate-change-and-carbon-reduction1.pdf ; **CLT** https://www.buryparishclt.org/			
Calderdale (2026)	YH/WYCA	Y	Y	Y	Y	Y	**Council strategy** https://new.calderdale.gov.uk/sites/default/files/2024-10/corporate-plan-2024-26.pdf ; **empty homes** https://new.calderdale.gov.uk/housing/housing/healthy-homes-service/empty-homes ; **JV** with Together Housing Investment Partnership https://new.calderdale.gov.uk/housing/strategy-and-priorities/cthip for 650 homes working across 9 sites, **regeneration** Beech Hill 106 affordable homes and refurb of 70 on adjacent site case study https://www.local.gov.uk/case-studies/beech-hill-regeneration-calderdale-council ; Woodhouse **Garden Community** https://www.calderdale.gov.uk/docs/planning/Planning-woodhouse-garden-community-draft-masterplan.pdf ; 1257 homes ; **retrofitting** citizen's jury https://new.calderdale.gov.uk/housing/healthy-homes-service/citizens-jury ; https://www.ahr.co.uk/news/exciting-milestone-as-planning-permission-is-secured-on-our-residential-retrofit-project-with-calderdale-council , https://carbon.coop/2025/11/celebrating-the-end-of-the-innovate-uk-calderdale-retrofit-challenge-project/, https://new.calderdale.gov.uk/sites/default/files/2025-02/Calderdale%20LAEP%20Report.pdf; **climate change** https://new.calderdale.gov.uk/environment/sustainability/climate-action-plan/annual -review-year-one/warm-resilient-buildings ; CLT https://caldervalleyclt.org.uk/	Y	N	N
Cambridge (2026)	E/CPCA	Y	Y	Y	Y	Y	**Council strategy** https://www.cambridge.gov.uk/corporate-plan-2022-27-our-priorities-for-cambridge#priorities ; **Housing strategy** for Greater Cambridge with South Cambs 2024-2029 https://www.cambridge.gov.uk/media/clnd0gqm/housing-strategy-2024.pdf ; **HRA** Business Plan 2025-2026 https://democracy.cambridge.gov.uk/documents/s67911/Appendix%201%20-%20HRA%20BSR%202025-26.pdf including new build programme 17 sites also shown in programme https://www.cambridge.gov.uk/affordable-housing-programme ; **empty homes** https://www.cambridge.gov.uk/empty-homes ; **MMC** completed 16 affordable homes; housing schemes in progress ; Mill Road 112 homes, Cromwell Rd 65 homes, Colville Phase 2 43 homes, Meadows and Buchan 22 homes; Campkin Road 50 homes; Clerk Maxwell 14 homes, Orchard Park 30 homes, The Mews 10 homes, Fen Road 12 homes, Colville Road phase 3 32 homes, Ditton Fields 6, Borrowdale 3, Approved schemes not started 113 homes; CPCA funding for Fanshawe Rd; acquisition policy s106 https://democracy.cambridge.gov.uk/mgIssueHistoryHome.aspx?IId=30974 , **JV** Cambridge Investment Partnership commitment to 2000 homes with Hill Group three additional sites 2925 Newbury Farm, ATS/Murketts Histon Road, and Fanshawe Road., https://democracy.cambridge.gov.uk/documents/s70543/Loan%20Facilities%20for%20CIP.pdf , https://www.cambridge.gov.uk/news/2025/12/09/300-families-move-into-brand-new-council-homes-across-cambridge , https://www.hill.co.uk/cambridge-city, https://www.ip-cambridge.co.uk/ , 120 homes Barnwell https://www.cambridge.gov.uk/news/2025/11/19/120-council-home-development-in-east-barnwell-marks-project-milestone ; **regeneration** Cambridge North https://www.cambridge.gov.uk/shaping-north-cambridge , 450 homes https://democracy.cambridge.gov.uk/ieDecisionDetails.aspx?Id=5706 ; Greater Cambridge Partnership City Deal supported 33,500 homes over 15 year period https://www.ip-cambridge.co.uk/ ; **Greater Cambridge Development Corporation** consultation https://www.gov.uk/government/news/new-regeneration-body-to-boost-jobs-homes-and-infrastructure-across-greater-cambridge ; **retrofitting** https://www.cambridge.gov.uk/net-zero-retrofit-pilot-project ; https://www.cambridge.gov.uk/media/11676/retrofitting-your-home-report.pdf , https://www.cisl.cam.ac.uk/news-and-resources/publications/delivering-retrofit-scale-together-better-homes-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							healthier-resilient https://www.cambridge.gov.uk/media/00zgteqm/retrofitting-your-home-addendum-2023-09.pdf ; **climate change** https://www.cambridge.gov.uk/climate-change-and-sustainability ; CLT https://ittakesacity.org.uk/advocacy/community-land-trust/ ;			
Cambridgeshire CC (2026) Company This Land	E/C PCA	Y	Y	Y	Y	Y	**Company** This Land https://this-land.co.uk/ , https://www.cambridgeshire.gov.uk/news/council-publishes-latest-financial-position-with-this-land https://www.bbc.co.uk/news/articles/cz09ndlele8o Eddeva Park 230 homes of which 40% affordable https://this-land.co.uk/eddeva-park-development/ , Soham Eastern Gateway 540 homes of which 20% affordable https://this-land.co.uk/soham-eastern-gateway-development/ ; the Acacias 2 homes https://this-land.co.uk/the-acacias-development/	N	N	N
Camden (2026) Company Camden Living	L/G LA	Y	Y	Y	Y	Y	**Council strategy** https://www.wemakecamden.org.uk/wp-content/uploads/2022/04/We-Make-Camden-Vision.pdf ; **HRA** https://news.camden.gov.uk/cabinet-agrees-202627-housing-budget-with-focus-on-better-quality-homes-for-residents/ ; **Housing Investment Strategy** https://www.camden.gov.uk/documents/d/guest/housing-investment-strategy-2025-to-2030 , https://camden.moderngov.co.uk/mgConvert2PDF.aspx?ID=126701 ; Community Investment programme 4850 homes of which 1800 social rent homes https://www.camden.gov.uk/community-investment-programme , Agar Grove 496 homes of which 273 affordable council homes largest Passivhaus scheme in country http://cip.camden.gov.uk/agar-grove ; Housing Delivery Task Force to deliver Investment Strategy https://www.camden.gov.uk/housing-delivery-taskforce ; **acquisitions** TA https://news.camden.gov.uk/cabinet-agrees-202627-housing-budget-with-focus-on-better-quality-homes-for-residents/ ; former RTB https://www.camden.gov.uk/housing-buy-back , HS2 https://camden.moderngov.co.uk/ieDecisionDetails.aspx?ID=4940 ; Afghan Refugees https://camden.moderngov.co.uk/documents/s129270/Report%20-%20Acquisition%20of%20leasehold%20properties%20on%20West%20Kentish%20Town%20Estate.pdf ; **empty homes** https://www.camden.gov.uk/empty-homes ; estate **regeneration** https://camden.moderngov.co.uk/documents/s129270/Report%20-%20Acquisition%20of%20leasehold%20properties%20on%20West%20Kentish%20Town%20Estate.pdf , ; **HA** Camden Living https://www.camdenliving.co.uk/ **company** Camden Living 113 homes and plans to expand to 1000 https://www.camden.gov.uk/camden-living **; JV** Ballymore Camley St 350 energy efficient homes https://www.ballymoregroup.com/feature/camden-council-selects-ballymore ; **LLDC** Euston 2500 homes https://news.camden.gov.uk/camden-council-announces-intention-to-lead-development-corporation-at-euston/ ; **regeneration** Regis Rd 485-500 homes https://www.camden.gov.uk/regis-road-regeneration-strategy ; **retrofitting** https://www.camden.gov.uk/retrofit ; https://www.camden.gov.uk/documents/20142/4855432/Retrofitting_Planning_Guidance_October_2013.pdf/a7c3580b-af1f-6b03-260f-da25ad1a7707 , https://camden.moderngov.co.uk/documents/s126908/Appendix%201%20-%20Conservation%20and%20Retrofit%20Slides.pdf , https://www.camdennewjournal.co.uk/article/eco2026-the-retrofit-revolution-planned-for%E2%80%88camdens-draughty-council-housing-estates , https://lse.lhcprocure.org.uk/news-insights/transforming-homes-in-camden-the-belsize-grove-retrofit-project/ , https://news.camden.gov.uk/cheaper-bills-for-3000-council-households-thanks-to-huge-retrofit-investment/ ; **climate change** https://consultations.wearecamden.org/supporting-communities/camden-climate-action-plan-2026-2030/user_uploads/climate-action-plan-2026---2030-for-consultation-1.pdf ; **CLT** https://www.nw3clt.org.uk/	Y	Y	Y
Cannock Chase (2026)	WM	Y	Y	Y	N	Y	**Council strategy** https://www.cannockchasedc.gov.uk/sites/default/files/site-old/corporate_plan_2022-26.pdf ; **housing strategy** https://www.cannockchasedc.gov.uk/residents/housing/strategic-housing/housing-strategy ; **HRA** https://www.cannockchasedc.gov.uk/sites/default/files/2023-11/07-hra_budgets_2020-2024_rpt_cab_280121.pdf ; **regeneration** Hawkes Green Depot 44 homes 50% social rent and 50% sale https://www.local.gov.uk/case-studies/hawkes-green-depot-redevelopment-cannock-chase-council ; **empty homes** https://www.cannockchasedc.gov.uk/sites/default/files/document-library/AH/Empty%20Property%20Management%20Policy.pdf ; **JV** with Lovell 58 homes 29 for affordable housing former school site and Future Homes standard https://www.cannockchasedc.gov.uk/council/news/articles/first-sustainable-homes-be-built-cannock-chase ; **regeneration** town centre Cannock small infill sites including car park https://www.cannockchasedc.gov.uk/sites/default/files/site-old/final_j0025887_001_rev_h_mp_cj_cannock_town_centre_development_prospectus_pages_final.pdf ; **retrofitting** https://www.cannockchasedc.gov.uk/council/news/articles/council-progresses-their-carbon-neutral-agenda ,	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://energysavinggrants.org/energy-company-obligation-eco-grants/cannock-chase-district-council/ , https://www.cannockchasedc.gov.uk/residents/housing/decent-homes-standard ;			
Canterbury (2026) Company Canterbury Lettings; Canterbury City property Ltd	SE	Y	Y	Y	N	Y	**Council strategy** https://www.canterbury.gov.uk/sites/default/files/2024-10/Full%20Corporate%20Plan%202024%20to%202028.pdf ; **housing strategy** https://news.canterbury.gov.uk/wp-content/uploads/Draft-Housing-Strategy-2026-to-2030.pdf ;**HRA** 2026-2027 https://news.canterbury.gov.uk/consultations/housing-revenue-account-budget-consultation-2026-27/ ; housing development 10 homes for TA funded GF, 46 homes through HRA sites plus 22 with consent ; acquisition 5 homes from General Fund for TA , 21 homes via LAHF, 67 homes via s106; **regeneration** commercial to housing Whincheap 1000 homes; **JV** with Ashford BC Stour Environmental Credits to release housing land https://news.canterbury.gov.uk/news/stour-environmental-credits-ltd-making-significant-progress-on-nutrient-issue/ ; **urban extension** Mountfield Park **Garden Community** 4000 homes https://www.planningresource.co.uk/article/1807152/fresh-go-ahead-4000-home-kent-urban-extension-following-six-years-legal-wrangles ; **company** Canterbury Lettings https://canterburylettings.co.uk/ ; Canterbury City Property Company https://find-and-update.company-information.service.gov.uk/company/10617358 ; **retrofitting** https://news.canterbury.gov.uk/news/green-tech-to-turn-derelict-elvis-house-into-councils-first-net-zero-home/ ; https://news.canterbury.gov.uk/news/last-chance-for-free-cost-saving-energy-upgrades-for-homeowners/ ; https://www.uk100.org/knowledge-hub/net-zero-policies-in-canterburys-local-plan ; Climate change https://www.canterbury.gov.uk/sites/default/files/2023-05/Climate%20change%20action%20plan_0.pdf ;	Y	Y	N
Castle Point (2026)	E	N	N	N	N	N	**Council strategy** https://www.castlepoint.gov.uk/castle-point-borough-council-corporate-plan ; **HRA** regulator https://www.gov.uk/government/news/regulator-of-social-housing-finds-very-serious-failings-at-castle-point-borough-council improvement programme https://www.castlepoint.gov.uk/w/council-invests-additional-1.8m-in-housing-improvement-prograamme ; **acquisition** for TA https://www.castlepoint.gov.uk/w/council-announces-acquirement-of-abbeyfield-building ; **empty homes** https://www.castlepoint.gov.uk/w/empty-homes ; **masterplans** for Canvey and Hadleigh proposed in local plan https://www.castlepoint.gov.uk/regeneration-priorities ; **retrofitting** https://www.castlepoint.gov.uk/w/home-energy-conservation	N	Y	N
Central Bedford (2026) Central Beds Group, New Vista Homes	E	Y	Y	Y	Y	Y	**Council strategy** https://www.centralbedfordshire.gov.uk/info/27/about_your_council/1108/our_strategic_plan_2024-27 ; **housing strategy** https://www.centralbedfordshire.gov.uk/info/74/housing/381/housing_strategy ; **HRA** https://www.centralbedfordshire.gov.uk/info/335/budget_2025-2026/1843/housing_revenue_account , housing asset management strategy https://www.centralbedfordshire.gov.uk/info/38/consultations/1316/housing_asset_management_strategy_consultation_2023_to_2028 ; **empty homes** https://www.centralbedfordshire.gov.uk/housing/empty-properties/empty-home-owners-advice-and-financial-support ; **company** Central Bedfordshire Group considerations https://centralbeds.moderngov.co.uk/documents/s78978/Resources%20OSC%20-%20Housing%20Company%20Presentation.pdf ; New Vista Homes https://newvistahomes.org.uk/ , business plan https://cms-centralbedfordshire-uk.azeusconvene.com/data/d66db6b7-3fd3-4979-b9c6-84120ca2cd85/parts/14.2%20Appendix%20A%20-%20New%20Vista%20Homes%20Business%20Plan.pdf , currently inactive; **masterplans** new village Marston Vale 5000 homes https://www.centralbedfordshire.gov.uk/info/153/central_bedfordshire_local_plan_2015_to_2035/1040/new_villages_in_marston_vale, Biggleswade 3000 homes ; **urban extension** Houghton Regis 7000 homes https://www.centralbedfordshire.gov.uk/business/houghton-regis-north-hrn-development ; North of Luton 4000 homes; Arlesley 2000 homes https://www.centralbedfordshire.gov.uk/planning-and-building/planning-policy/development-briefs-and-masterplans/arlesey-masterplan ; east of Linslade 2500 homes https://www.centralbedfordshire.gov.uk/planning-and-building/planning-policy/development-briefs-and-masterplans/east-leighton-linslade ; **retrofitting** https://www.centralbedfordshire.gov.uk/info/303/retrofitting_skills ; https://www.local.gov.uk/case-studies/central-bedfordshire-council-community-energy ; https://cms-centralbedfordshire-uk.azeusconvene.com/data/86972291-21f0-4fc9-b94c-0141e61b70d6/parts/7.1%20Warm%20Homes%20-%20Local%20Grant.pdf ; https://centralbedfordshire.oc2.uk/docfiles/66/Design%20Guide%20SPD%20Chapter%2011%20Homes%20and%20Buildings.pdf ; **climate change** https://www.becentralbedfordshire.co.uk/media/prjaxgen/central-bedfordshire-sustainability-plan-2020-2030-2024-refresh.pdf	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Charnwood (2026)	EM	N	N	N	N	N	**Housing strategy** https://www.charnwood.gov.uk/files/documents/housing_stategy_2015_2020/Housing%20Strategy%202024-2029.pdf ; housing delivery action plan https://www.charnwood.gov.uk/files/documents/charnwood_housing_delivery_action_plan_june_2025/Charnwood%20Housing%20Delivery%20Action%20Plan%20-%20June%202025.pdf ; **HRA** Business Plan https://charnwood.moderngov.co.uk/documents/s18022/Enc.%201%20for%20HRA%20Business%20Plan.pdf ; **acquisitions** policy https://www.charnwood.gov.uk/files/documents/housing_acquisition_policy/Housing%20Acquisitions%20Policy%20-%20July%202024.pdf ; capital programme https://charnwood.moderngov.co.uk/documents/s18061/Housing%20Capital%20Programme_v1.pdf ; capital strategy https://charnwood.moderngov.co.uk/documents/s17916/Enc.+2+for+MTFO+25-28+Capital+Strategy+Treasury+Management+Strategy+Statement+Minimum+Revenue+Pr.pdf ; **empty homes** https://www.charnwood.gov.uk/pages/empty_homes ; **urban extension** Thorpebury 4500 homes https://www.charnwood.gov.uk/pages/thorpebury_development ; **garden village** Broadnook 2000 homes https://www.charnwood.gov.uk/pages/broadnook_development_frequently_asked_questions ; **retrofitting** https://www.charnwood.gov.uk/pages/cca_energy	N	Y	N
Chelmsford (2026)	E	N	Y	Y	Y	Y	**Council strategy** https://www.chelmsford.gov.uk/your-council/corporate-plan-and-peer-review/our-chelmsford-our-plan/ ; **housing strategy** https://www.chelmsford.gov.uk/media/fzeis02v/chelmsford-housing-strategy-2022-to-2027.pdf ; **JV** Chelmsford **Garden Community** with Countryside L&Q, Ptarmigan Land, Halley Developments/Greycoat Real Estate 10,000 homes https://www.bbc.co.uk/news/articles/c30j2607413o , https://www.local.gov.uk/case-studies/chelmsford-city-council-and-countryside-zest-delivering-new-community ; JV partner sought for Chelmer Waterside 1000 homes https://www.constructionenquirer.com/2025/09/25/chelmer-waterside-250m-housing-push-goes-to-market/ ; **masterplans** https://www.chelmsford.gov.uk/planning-and-building-control/masterplans-for-new-developments-in-chelmsford/ ; **climate change** https://www.chelmsford.gov.uk/media/vicpii5u/climate-change-action-plan.pdf ;	Y	N	N
Cheltenham (2026) Company CBH	SW	Y	Y	Y	Y	Y	**Council strategy** https://www.cheltenham.gov.uk/downloads/file/9786/corporate_plan_2025_to_2028 ; **housing strategy** https://www.cheltenham.gov.uk/downloads/file/6452/housing_strategy_action_plan_-_2023_to_2028 ; CBH former ALMO and now **company** ; **HRA** https://www.cheltenham.gov.uk/hra-business-plan ; developments 320 Swindon Road 24 sustainable homes ; Kidnappers Lane 9 homes; Monkscroft School 70 homes; **JV** with Persimmon Regent Village 70 homes; JV with Kendrick 5 affordable homes ; JV Brockhampton Lane with Cotswold Homes 7 homes; https://www.cbh.org/about-us/our-projects/regeneration-and-new-build/ , JV Henry Boot Golden Valley 2500 homes https://www.cheltenham.gov.uk/news/article/3052/hbd_appoints_contractor_for_landmark_1bn_golden_valley_scheme ; First Homes https://www.thebusinessdesk.com/south-west/news/32860-nearly-20-discounted-first-homes-at-50m-cheltenham-scheme-hit-the-market ; **empty homes** https://www.cheltenham.gov.uk/housing/cheltenham-borough-council-housing-services/your-home/repairs-and-maintenance-service/empty-homes-policy/ ; **enabling** JCS partnership with Gloucester and Tewkesbury https://www.cheltenham.gov.uk/info/49/housing_strategy_and_enabling/635/housing_enabling/4 ; **retrofitting** https://www.cheltenham.gov.uk/news/article/2974/future_fit_homes_2025_cheltenhams_free_retrofitting_and_energy_efficiency_event , https://www.cheltenham.gov.uk/info/31/private_housing/829/financial_support_to_make_your_home_more_energy_efficient , social homes https://housingdigital.co.uk/sero-to-lead-cheltenham-social-homes-retrofit-project/ , https://www.charltonkingsparishcouncil.gov.uk/news/2024/08/cheltenhams-future-fit-homes-project-is-open-for-applications ; **climate change** https://www.cheltenham.gov.uk/info/61/climate_and_sustainability/1731/climate_emergency_action_plan_-_pathway_to_net_zero/7 ; https://www.cheltenham.gov.uk/info/46/planning_policy/1037/supplementary_planning_documents/2 ;	Y	Y	Y
Cherwell (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.cherwell.gov.uk/info/189/performance/1101/corporate-plan-2025-26 ; **Housing strategy** https://www.cherwell.gov.uk/info/55/strategy-policy-and-performance/252/housing-strategy-and-policy ; Bicester's health new town	N	N	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Company Graven Hill Village Holding Co							programme https://www.local.gov.uk/case-studies?0=2495&1=2495&from=&keys=&sort_order=ASC&to=&topic%5B2495%5D=2495&2=2495&3=2495&4=2495&sort_by=created&5=2495&6=2495&page=18 ; **empty homes** https://www.cherwell.gov.uk/info/6/housing/256/empty-homes ; Graven Hill Village Holding **Company** 1900 homes https://www.gravenhill.co.uk/ghvdc/ , self build https://www.bbc.co.uk/news/uk-england-oxfordshire-63345762 , https://www.housingtoday.co.uk/news/new-planning-application-submitted-for-1300-homes-at-uks-largest-self-build-scheme/5137376.article ; **regeneration** Bicester **Garden Town** 10000 homes https://www.cherwell.gov.uk/info/285/bicester ; https://www.cherwell.gov.uk/info/285/bicester/722/homes-in-bicester ; **retrofitting** https://www.cherwell.gov.uk/info/251/repairs-safety-and-maintenance/237/keeping-warm-at-home/2 , climate change https://cape.mysociety.org/media/data/plans/cherwell-district-council-f35f24f.pdf ; CLT Hook Norton https://www.hn-lc.org.uk/hook-norton-community-land-trust			
Cheshire E (2026)	NW	N	Y	Y	Y	Y	**Council strategy** https://www.cheshireeast.gov.uk/pdf/council-and-democracy/corporate-plans/cheshire-east-plan-2025-29.pdf ; **Housing strategy** https://www.cheshireeast.gov.uk/pdf/housing/cheshire-east-council-interim-housing-strategy-2025-2028.pdf ; affordable homes deliver 355 pa with partners 2025-2028 ; discount for sale of affordable scheme https://www.cheshireeast.gov.uk/housing/affordable-housing/affordable-housing.aspx ; First Homes https://www.cheshireeast.gov.uk/housing/affordable-housing/first-homes.aspx ; **JV** Handforth **Garden Village** 1500 homes with MADE partnership – Barratt Redrow, Homes England and Lloyds Bank together with council as the master developer https://www.cheshireeast.gov.uk/council_and_democracy/council_information/media_hub/media_releases/next-steps-agreed-for-handforth-garden-village-scheme.aspx , https://moderngov.cheshireeast.gov.uk/documents/s126890/Garden%20Village%20Handforth%20Delivery.pdf https://moderngov.cheshireeast.gov.uk/ieDecisionDetails.aspx?Id=3358 ; North Congleton **urban extension** 1500 homes https://www.richborough.co.uk/project/viking-way-congleton/ ; **retrofitting** https://www.cheshireeast.gov.uk/housing/help-with-heating-your-home.aspx , https://www.cheshireeast.gov.uk/environment/carbon-neutral-council/cheshire-east-carbon-neutral-case-studies.aspx , https://www.find-tender.service.gov.uk/Notice/025495-2025 ; **climate change** https://www.cheshireeast.gov.uk/environment/carbon-neutral-council/carbon-neutral-council.aspx ; https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/local-plan-strategy/policies/se-8.aspx ;	Y	N	N
Cheshire W and Chester (2026)	NW	N	Y	Y	Y	Y	**Council strategy** https://www.cwcboroughplan.co.uk/ ; **housing strategy** https://www.cheshirewestandchester.gov.uk/asset-library/housing-strategy-2025-2035.pdf ; **HRA** https://www.cheshirewestandchester.gov.uk/asset-library/statement-of-accounts-2024-25.pdf ; asset management strategy 2024-2029 https://www.cheshirewestandchester.gov.uk/asset-library/council-housing-asset-managment-strategy-final.pdf ; HRA stock management returning to council 2026 awayfrom ForHomes https://www.chesterstandard.co.uk/news/25824139.cheshire-west-chester-council-take-back-housing-stock/ 16 homes being delivered in Sutton Way; **acquisitions** policy – former RTB and other properties ; with health Place Plan https://www.cheshirewestandchester.gov.uk/asset-library/place-plan/Cheshire-West-and-Chester-Place-Plan-2019-2026-Pubn-1.4.25.pdf ; **empty homes** https://www.cheshirewestandchester.gov.uk/residents/housing/private-rented-sector/empty-homes/support-in-bringing-empty-homes-back-into-use ; **JV** with Vinci developments for Weaver Square in Northwich 100 homes and Chester Northgate 400 homes https://www.cheshirewestandchester.gov.uk/news/development-partner-confirmed-for-major-regeneration-scheme-in-chester , https://www.cheshirewestandchester.gov.uk/news/development-partner-for-major-regeneration-schemes-in-northwich-and-chester ; **regeneration** Ellesmere Port 600 low carbon homes https://www.cheshirewestandchester.gov.uk/residents/regeneration-of-west-cheshire/ellesmere-port-regeneration/unlocking-sites-for-low-carbon-homes ; **retrofitting** https://participatenow.cheshirewestandchester.gov.uk/energy-for-everyone/news_feed/advice-for-retrofitting-your-home , https://frodsham.gov.uk/2024/02/cheshire-west-and-chester-councils-home-upgrade-grant-scheme-for-off-gas-properties/ , https://moderngov.cheshireeast.gov.uk/ecminutes/ieDecisionDetails.aspx?AIId=58938 ; **Climate change** https://www.westcheshireclimateplan.co.uk/	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Chesterfield (2026)	EM/EM CCA	Y	Y	Y	Y	N	**Council strategy** https://chesterfield.moderngov.co.uk/documents/s45051/Council%20Plan%202023%20-%202027%20Council%20Report%20Appendix%201.pdf ; **Housing strategy** https://chesterfield.gov.uk/media/dbkog5x3/chesterfield-borough-council-housing-strategy-2024-to-2027.pdf ; **HRA** https://chesterfield.moderngov.co.uk/documents/s52184/HRA%20Report%20-%20final%20-%2017-02-25.pdf ; capital programme https://chesterfield.moderngov.co.uk/documents/s52128/HRA%20Capital%20Programme%202025-26.pdf , development of 40 homes https://www.chesterfield.gov.uk/housing/information-for-tenants-and-leaseholders/repairs-improvements-and-adaptations/building-new-homes/ development new homes Middlecroft Cluster 6 homes at high energy ratings EPC A, Mastin Moor 18 homes with request for grant from EMCC, Aston Ct plus 3 additional homes; 22 affordable Old Whittington https://www.ncha.org.uk/about-us/news/new-homes-and-developments/were-building-more-homes-in-chesterfield/ ; **acquisition** objective 100 homes for social rent 2024-2027; masterplans Chesterfield Waterside 1500 homes https://chesterfieldwaterside.co.uk/ , Chesterfield town centre master plan 3900 homes https://www.chesterfield.gov.uk/business-and-economic-growth/regeneration-and-economic-growth/chesterfield-town-centre-masterplan/ ; **urban extension** Staveley and Rother Valley 2000 homes https://www.chesterfield.gov.uk/planning-and-building-control/major-developments/staveley-and-rother-valley-corridor/ ; **retrofitting** https://www.chesterfield.gov.uk/housing/information-for-tenants-and-leaseholders/repairs-improvements-and-adaptations/making-our-homes-more-energy-efficient/ , https://www.chesterfield.gov.uk/health-and-environment/weather-and-climate-change/climate-change/climate-change-news/setting-the-standard-for-decarbonisation/ https://www.chesterfield.gov.uk/health-and-environment/weather-and-climate-change/climate-change/climate-change-news/chesterfield-s-off-grid-households-receive-energy-efficient-boost/ ; **climate change** https://www.chesterfield.gov.uk/media/m01bfxqm/climate-change-delivery-plan-2025-2026.pdf ;	N	Y	N
Chichester (2026)	SE	N	Y	Y	Y	Y	**Council strategy** https://www.chichester.gov.uk/article/24166/Corporate-plan-and-performance ; **housing strategy** https://www.chichester.gov.uk/article/39766/New-housing-strategy-for-Chichester-District-is-approved , https://www.chichester.gov.uk/media/41101/Housing-Homelessness-and-Rough-Sleeping-Strategy-2025-2030/pdf/Final_CDC0907_Housing_Homeless_and_Rough_Sleeping_Strategy-WEB.pdf?m=1744188198270 ; **JV** with Hyde https://housingdigital.co.uk/hyde-and-chichester-district-council-agree-new-housing-partnership/ , for **acquisitions** https://chichester.moderngov.co.uk/ieDecisionDetails.aspx?Id=3220 ; CPO acquisition of land at Burdham for housing https://www.chichester.gov.uk/article/37703/Birdham-Compulsory-Purchase-Order **; enabling** grant to Worthing Homes for 19 affordable homes North Mundham https://www.chiichester.gov.uk/article/40248/Council-approves-950-000-grant-to-help-deliver-19-affordable-homes-in-North-Mundham **; empty homes** https://www.chichester.gov.uk/article/38434/Council-helps-property-owners-bring-empty-homes-back-into-use ; **regeneration** strategy 450 homes https://chichestercity.gov.uk/wp-content/uploads/2024/09/Chichester-Regeneration-Strategy-Documents-Combined.pdf ; **JV** Vistry at Tangmere for 1300 homes https://www.vistry.co.uk/media/press-releases/2025/chichester-district-council-gives-vistry-go-ahead-delivery-1300-much ; **retrofitting** https://www.chichester.gov.uk/wholehouseretrofit , https://www.chichester.gov.uk/article/28997/Apply-for-the-Warm-Homes-initiative , https://chichester.moderngov.co.uk/documents/s27924/Future+Participation+in+a+West+Sussex-wide+Retrofit+Scheme+for+Residents+-+Report.pdf ; **climate change** https://www.chichester.gov.uk/climatechange ; **CLT** https://www.chichester.gov.uk/article/40390/Westbourne-celebrates-first-purpose-built-community-led-affordable-housing-scheme-in-Chichester-District ;	Y	N	N
Chorley (2026)	NW/LCCA	N	Y	Y	Y	N	**Council strategy** https://chorley.gov.uk/downloads/file/321/corporate-strategy ; **housing strategy** https://chorley.gov.uk/downloads/file/1570/chorley-housing-strategy-2025-30 ; partnership with RPs for s106 homes https://chorley.gov.uk/planning-policy/chorley-council-registered-provider-partnership-framework ; housing **company** closed 2025 https://www.blogpreston.co.uk/2025/09/chorley-council-axes-property-company-it-set-up/ ; **acquisitions** 3 homes for Afghanistan families https://democracy.chorley.gov.uk/mgDelegatedDecisions.aspx?&DR=28%2F02%2F2025-14%2F03%2F2025&RP=0&K=0&DM=0&HD=0&DS=2&Next=true&META=mgdelegateddecisions&V=1 ; **empty homes**	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://chorley.gov.uk/housing/empty-properties-policy ; **regeneration** Town Centre including 31 homes plus redevelopment of a car park for 62 energy efficient homes on Bengal St https://chorley.gov.uk/news/article/58/-44m-improvement-plans-for-chorley-town-centre-gather-pace ; Woodlands 97 homes on former conference centre https://www.placenorthwest.co.uk/chorley-waves-through-97-homes-pushes-affordable-scheme-back/ ; **retrofitting** https://chorley.gov.uk/environmental-health/energy-efficiency-standards/3 ; **climate change** https://chorleyclimatechange.co.uk/CCStrategy			
City of London (2026)	L/GLA	N	Y	Y	Y	N	**Council strategy** https://www.cityoflondon.gov.uk/assets/about-us/plans-and-policies/corporate-plan-2024-29.pdf ; **housing strategy** 2024-2029 target 700 homes by 2026 https://democracy.cityoflondon.gov.uk/documents/s203440/Housing%20Strategy.pdf ; **HRA** housing development programme COLPAI (66 new homes), York Way Development (91 new homes), Sydenham Hill Development (110 new homes) and potential future developments at Sumner Building Estate and Avondale Square Estate ; HRA https://democracy.cityoflondon.gov.uk/documents/s227155/2025-26%20Housing%20Revenue%20Account%20Position%20v4.pdf ; considering external investment in housing https://www.cityam.com/city-of-london-considers-outside-investment-for-housing-projects/ ; **retrofitting** https://www.architectsjournal.co.uk/news/city-of-londons-retrofit-first-policy-to-come-into-force , toolkit https://www.cityoflondon.gov.uk/assets/Services-Environment/Heritage-Buildings-Retrofit-Toolkit.pdf ; retrofit https://www.cityoflondon.gov.uk/services/education-and-learning/adult-skills-and-education-service/retrofit-bootcamp ; **climate change** https://www.cityoflondon.gov.uk/services/environmental-health/climate-action/climate-action-strategy ; York Way estate 91 zero carbon new affordable homes.	N	Y	N
Colchester (2026) Company Amphora Homes	E	Y	Y	Y	Y	Y	**Council strategy** https://www.colchester.gov.uk/strategic-plan/ ; **housing strategy**https://www.colchester.gov.uk/housing-strategy-22-27/ and delivery plan https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-null-housing-strategy-delivery-plan-Housing%20Strategy%20Delivery%20Plan%202022-2027_%20(003).pdf ; **HRA** Business Plan https://www.colchester.gov.uk/equality-and-diversity/equality-impact-assessments/housing-revenue-account-business-plan/ ; Colchester Borough Homes (CBH) (ALMO) https://cbhomes.org.uk/ , Delivery plan https://cbhomes.org.uk/wp-content/uploads/2023/11/CBH-Medium-Term-Delivery-Plan-2022-27-V.2.pdf ; **acquisition** from Notting Hill Genesis of Five Fields Court and St Edmunds House https://www.new.colchester.gov.uk/news/2024/colchester-city-council-acquires-properties-notting-hill-genesis#gsc.tab=0 ; target 350 homes, 311 delivered by 2024 https://www.new.colchester.gov.uk/news/2024/council-expands-affordable-housing-across-city#gsc.tab=0 ; **empty homes** https://www.new.colchester.gov.uk/housing/private-sector-housing/empty-homes ; **company** Colchester Amphora Homes 400+ homes across sites at Creffield Road, Mill Road and St Runwald Street , 400+ homes across sites at Creffield Road, Mill Road and St Runwald Street being developed by Colchester Amphora Homes Ltd, https://www.colchester.gov.uk/info/cbc-article/?catid=/new-council-homes&id=KA-03246 ; **masterplan** Northern Gateway 350 homes sale of council land for affordable homes https://www.bbc.co.uk/news/articles/cdx2y1z56l3o https://northerngatewaycolchester.co.uk/new-homes/ ; town centre master plan 290 homes on former car parks; **urban extension** Chesterwall 1600 homes https://www.adpltd.co.uk/latest/planning-consent-for-a-further-urban-extension-to-colchester ; **retrofitting** https://cbhomes.org.uk/you-and-your-home/repairs-improvements/retrofit-works/ ; https://www.colchester.gov.uk/sustainability/what-you-can-do/sustainable-warmth/ ; https://www.colchester.gov.uk/support-for-residents/energy-bills/energy-efficiency-grants/ https://www.colchester.gov.uk/support-for-residents/energy-bills/energy-efficiency-grants/eco4-flex-scheme/ ; **climate change** https://www.colchester.gov.uk/sustainability/our-progress-and-achievements/	Y	Y	Y
County Durham (2026) Company Chapter Homes	NE/NEMSA	Y	Y	Y	Y	Y	**Council Strategy** https://www.durham.gov.uk/media/34954/Durham-County-Council-Plan-2023-2027/pdf/CouncilPlan2023-2027.pdf?m=638221688616370000 ; **housing strategy** https://www.durham.gov.uk/media/31966/Housing-strategy-County-Durham/pdf/HousingStrategy-CountyDurham.pdf?m=1754653771700 ; **HRA** https://democracy.durham.gov.uk/documents/s199464/CDHSA%20Report_%20002.pdf ; 500 homes by 2029 (put back because of economic conditions from 2025) https://democracy.durham.gov.uk/mgAi.aspx?ID=68247 ; **empty homes** https://www.durham.gov.uk/emptyhomes ; **company** Chapter Homes https://find-and-update.company-information.service.gov.uk/company/09725702 ; https://www.chapterhomes.co.uk/ ; **JV** with Homes England 33 homes at Seaham	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.durham.gov.uk/article/33667/News-Work-starts-on-more-than-30-affordable-council-homes#:~:text=The%20Portland%20Avenue%20Housing%20Development,comprehensive%20development%20in%20the%20area. ; **masterplan** Hordern supported by **NECA** mayor 56 properties acquired https://www.thenorthernecho.co.uk/news/24754431.plans-acquire-horden-homes-progress-major-regeneration-project/ ;**urban extension** Sniperley **garden community** 1900 homes https://www.pegasusgroup.co.uk/projects/sniperley-park/ ; **retrofitting** https://www.eshgroup.co.uk/latest/news/140-homes-across-county-durham-set-to-receive-energy-efficient-upgrades/ , https://constructionwave.co.uk/2024/10/08/esh-construction-secures-630000-county-durham-retrofit/ ; mine water connection https://labmonline.co.uk/news/750-affordable-homes-in-county-durham-set-to-connect-to-new-mine-water-heating-network/ ; undeclared climate emergency ;			
Cornwall (2026) Company Treveth; Langarth LLP; Cornwall Housing LTD	SW	Y	Y	Y	Y	Y	**Council strategy** https://letstalk.cornwall.gov.uk/priorities ; **housing strategy** https://www.cornwall.gov.uk/media/jmphe4hk/housing-strategy-final.pdf ; empty homes 800 brought back into use in 2 years and lower level of empty homes than English average; **HRA** Business Plan 2025-2026 https://www.cornwall.gov.uk/media/fakobsfh/hra-business-plan-2025_26.pdf managed by ALMO Cornwall Housing Ltd (CHL) https://find-and-update.company-information.service.gov.uk/company/04662007 , new homes programme added 194 homes 2024-2025 with 210 in development with 300 more by 2036, acquisitions from developers and s106, ; **HA** Cornwall Housing Ltd https://www.cornwallhousing.org.uk/ ; **ALMO** Cornwall Housing Ltd **empty homes** https://www.cornwall.gov.uk/housing/private-housing/empty-properties/ ; **company** Treveth https://www.cornwall.gov.uk/the-council-and-democracy/shareholder/treveth-llp/ ; company Langarth LLP garden village https://www.cornwall.gov.uk/the-council-and-democracy/shareholder/langarth-garden-village-llp/ business plan https://www.cornwall.gov.uk/media/elzbad30/bp-langarth.pdf ; **JV** MVJV with Mace and Williams including social value https://www.psbj-magazine.com/constructi0n/construction/how-cornwalls-joint-venture-model-turned-capital-investment-into-local-value/ ; **masterplan** LGV LLP is master developer of Langarth Garden Village which is a JV between Treveth Holdings and Cornwall Council https://www.langarth.co.uk/our-vision/ ; masterplan St Lawrence master plan **urban extension** 780 homes, West Carclaze **garden village** 1500 homes https://www.cornwall.gov.uk/planning-and-building-control/places/west-carclaze-village-garden/ , https://westcarclaze-gardenvillage.co.uk/ ; **enabling** https://www.local.gov.uk/case-studies/affordable-housing-proactive-enabling-programme-cornwall-council ; **retrofitting** https://www.cornwall.gov.uk/housing/private-housing/housing-decarbonisation-programme/, https://www.local.gov.uk/case-studies/cornwall-council-whole-house-retrofit-innovation-project , https://www.cornwall.gov.uk/council-news/communities-and-housing/council-launches-new-loan-scheme-to-bring-empty-homes-back-into-use/ , https://www.cornwall.gov.uk/planning-and-building-control/conservation-and-planning/technical-conservation-advice-and-guidance/ ; **climate change** https://www.climateresilient-dcios.org.uk/view-adaptation-strategy/ ; **CLT** revolving loan fund https://www.cornwall.gov.uk/housing/affordable-housing/community-led-affordable-housing-revolving-loan-fund/ , https://cornwallclt.org/	Y	Y	Y
Cotswold (2026)	SW	Y	N	E	Y	Y	**Council Strategy** https://meetings.cotswold.gov.uk/documents/s9243/Annex%20A%20Corporate%20Plan.pdf ; **housing strategy** https://meetings.cotswold.gov.uk/documents/s8885/Annex%20A%20-%20draft%20Cotswold%20Housing%20Strategy%20-%20Technical%20consultation%20document.pdf ; schemes delivered with Registered Provider partners, the Gloucestershire Rural Housing Partnership (GRHP) and the Rural Housing **Enabler**, Stockwells 28 homes, Sunground 14 homes, Davies Rd 15 rented homes; empty homes https://www.cotswold.gov.uk/housing/private-housing/empty-homes/ ; **MMC** https://www.youtube.com/watch?v=sdaBVmlNzvM **; JV** with Bromford housing at Downe Ampney https://meetings.cotswold.gov.uk/ieDecisionDetails.aspx?Id=141 13 sustainable affordable homes https://ridge.co.uk/insights/delivering-sustainable-homes-in-the-cotswolds-ridge-supports-affordable-housing-in-down-amney/ ; **masterplan** Cirencester 2350 homes https://www.cotswold.gov.uk/media/nzphcegs/14-1-3-towards-a-framework-masterplan-spd-for-cirencester-town-centre-draft.pdf ; **retrofitting** https://www.cotswold.gov.uk/environment/climate-action/furbnow-partnership/, https://www.cotswold.gov.uk/planning-and-building/historic-buildings-and-conservation-areas/retrofit-and-energy-efficiency/ , https://www.cotswold.gov.uk/environment/climate-action/retrofit-engagement-scheme/ ; **climate change**	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.cotswold.gov.uk/media/8d8eab9716634de/cdc-climate-emergency-strategy-adopted-2020_09_23.pdf ; CLT https://www.stowclt.org.uk/			
Coventry (2026)	WM/WMCA	Y	Y	Y		N	**Council Strategy** https://www.coventry.gov.uk/theonecoventryplan ; recommissioning housing support services https://www.coventry.gov.uk/news/article/5299/coventry-to-consider-15-million-investment-in-housing-support-services ; sale of land to Citizen Housing Group to provide 43 homes for TA https://www.bbc.co.uk/news/articles/cly7635640qo ; **acquisition** 23 larger homes for TA https://letstalk.coventry.gov.uk/one-coventry-plan-tackling-inequalities/news_feed/council-buys-25-temporary-homes-for-homeless-families **; empty homes** https://www.coventry.gov.uk/housing-1/empty-properties **; regeneration** WMCA part funding city centre development that includes 1575 homes of which 20% affordable and including BTR https://www.wmca.org.uk/news/12-24-million-approved-for-new-mixed-use-regeneration-scheme-in-coventry/ ; https://www.coventrycitycentresouth.co.uk/ included CPO, Smithford Way res-led scheme where council is promoter https://www.coventry.gov.uk/investment-opportunities/developments/5 , New Union St car park redevelopment for housing https://www.coventry.gov.uk/investment-opportunities/developments/9 , Whitefriars Car Park BTR 200 homes https://www.coventry.gov.uk/investment-opportunities/developments/12 , Coventry Transport Museum site BTR https://www.coventry.gov.uk/investment-opportunities/developments/13 ; masterplan Friargate 400 homes https://friargatecoventry.co.uk/ ; **estate regeneration** 750 homes Spin End https://www.coventry.gov.uk/investment-opportunities/developments/8 ; urban extension Eastern Green 2250+ homes https://www.fpcr.co.uk/planning-application-submitted-for-eastern-green/ ; **retrofitting** https://www.coventry.gov.uk/climate-change/retrofit-rocks-video ; https://edemocracy.coventry.gov.uk/documents/s64932/Domestic%20Retrofit%20September%202025%20Update.pdf ; https://www.local.gov.uk/case-studies/developing-placed-based-approach-retrofit-coventry ; https://www.coventry.gov.uk/strategic-energy-partnership-1/domestic-energy-efficiency ; **climate change** https://www.coventry.gov.uk/climate-change/climate-change-strategy/6 ;	N	N	N
Crawley (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://crawley.gov.uk/council-information/how-council-works/corporate-plan **; HRA** Business Plan 2026-2027 https://democracy.crawley.gov.uk/documents/s35383/2026%20-%202027%20Housing%20Revenue%20Account%20Business%20Plan.pdf ; HRA tenancies managed by Crawley Homes (not an ALMO) https://crawley.gov.uk/housing/council-tenants/crawley-homes-management-team ; **acquisitions** policy 39 homes acquired for Crawley Homes https://democracy.crawley.gov.uk/ieDecisionDetails.aspx?Id=817 , former RTB https://democracy.crawley.gov.uk/mgIssueHistoryHome.aspx?IId=22124&Opt=0 , https://democracy.crawley.gov.uk/mgIssueHistoryHome.aspx?IId=17478 ; **empty homes** https://crawley.gov.uk/housing/private-housing/empty-homes ; **JV** with TKEI for 39 new council homes https://crawley.gov.uk/council-information/news-and-events/latest-news/2025/new-council-homes-crawley-major-affordable-housing-scheme-moves-forward ; 300 council homes at Forge Wood https://crawley.gov.uk/housing/council-tenants/new-council-tenants/forge-wood-housing-developments ; JV AHH homes for 300 homes in town centre regeneration in Telford Place https://crawley.gov.uk/council-information/news-and-events/latest-news/2023/new-town-centre-homes-step-closer ; JV Kinsted Crawley County Buildings project 195 homeshttps://westsussex.moderngov.co.uk/documents/s54740/Report%20on%20Crawley%20County%20Buildings.pdf ; **masterplan** town centre including housing sites https://www.architectsjournal.co.uk/news/farrells-picked-to-design-masterplan-for-crawley-town-centre 182 homes identified; **regeneration** town centre east 300 new homes https://crawley.gov.uk/sites/default/files/2024-12/Town%20centre%20east%20regeneration%20plan%204%20December%202024.pdf ; **retrofitting** https://crawley.gov.uk/council-information/news-and-events/latest-news/2024/crawley-borough-council-reaches-retrofitting-milestone , https://crawley.gov.uk/council-information/news-and-events/latest-news/2025/crawley-borough-council-awarded-funding-improve-energy-efficiency-600-council-homes , https://crawley.gov.uk/environment/energy/energy-saving-plan-builder ; https://netzerocollective.co.uk/crawley-borough-council-net-zero-retrofit-scheme/ ; **climate change** https://crawley.gov.uk/environment/climate-and-nature/climate-and-nature-emergency ;	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Croydon (2026)	L/GLA	Y	Y	Y	Y	N	**Council strategy** https://www.croydon.gov.uk/sites/default/files/2023-02/final-mayors-business-plan-2022-to-2026.pdf ; **housing strategy** https://www.croydon.gov.uk/council-and-elections/policies-plans-and-strategies/housing-policies-plans-and-strategies/housing-strategy-2024-2029 ; delivery plan https://democracy.croydon.gov.uk/documents/s52391/Appendix%20D%20Delivery%20Plan%2024-25%20Yr%201%20Housing%20Strategy%20-%20Copy%202%20-%20Copy.pdf ; **HRA** business plan 2026-2027 https://democracy.croydon.gov.uk/ieDecisionDetails.aspx?ID=2654 ; **acquisitions** minimum 300 https://democracy.croydon.gov.uk/ieDecisionDetails.aspx?Id=2647 ; housing association partnership https://news.croydon.gov.uk/council-launches-partnership-to-improve-housing-standards-in-croydon/ ; **empty homes** https://www.croydon.gov.uk/housing/empty-properties ; **masterplan** North End Quarter 3000 homes https://thecroydonproject.co.uk/wp-content/uploads/2025/10/Croydon-NEQ-MF.pdf ; **regeneration** growth plan 2025 https://www.croydon.gov.uk/sites/default/files/2025-05/croydon-growth-plan-2025-final.pdf including 14,500 homes in Opportunity Area ; **retrofitting** https://www.croydon.gov.uk/environment/sustainable-development/sustainability-croydon-0/energy-home-improvements/household-retrofit-guidance-private-properties , https://www.croydon.gov.uk/environment/sustainable-development/sustainability-croydon-0/energy-home-improvements/household-retrofit-guidance-private-properties/planning-your-retrofit-project ; **climate change** https://www.croydon.gov.uk/sites/default/files/2025-07/croydon-climate-action-plan-2030.pdf ; CLT https://communityled.homes/project/crystal-palace-clt/ ;	N	Y	N
Cumberland (2026)	NW					N	**Council strategy** https://www.cumberland.gov.uk/sites/default/files/2023-03/Cumberland%20Council%20Plan%202023%20to%202027.pdf ; **housing strategy** https://www.cumberland.gov.uk/housing/housing-strategies/cumberland-housing-strategy-2025-2039 ; **empty homes** https://www.cumberland.gov.uk/housing/housing-strategies/cumberland-housing-strategy-2025-2039/our-challenges/second-homes-and-empty-properties ; locally led **new town** St Cuthberts 10,000 new homes https://www.cumberland.gov.uk/news/2026/driving-forward-st-cuthberts-garden-village-carlisle , https://www.cumberland.gov.uk/housing/housing-strategies/cumberland-housing-strategy-2025-2039 , https://www.stcuthbertsgv.co.uk/ ; **retrofitting** https://www.cumberland.gov.uk/news/2025/more-households-benefitting-free-energy-saving-home-improvements-cumberland , https://www.cumberland.gov.uk/housing/warm-homes ; https://www.cumberland.gov.uk/housing/warm-homes/low-carbon-technology ; **climate change** https://cumberland.moderngov.co.uk/documents/s20181/Climate%20and%20Nature%20Strategy%20Executive%20Report.pdf ;	N	N	N
Dacorum (2026)	E	N	E	N	N	Y	**Council strategy** https://www.dacorum.gov.uk/docs/default-source/council-democracy/our-plans-for-dacorum-2024-2028-final-for-web.pdf?sfvrsn=67a81d9e_5 ; **housing strategy** https://www.dacorum.gov.uk/docs/default-source/housing/policies-and-strategies/housing-strategy-2024-2029.pdf?sfvrsn=e7871f9e_10 ; **HRA** Business Plan Update 2025 https://www.dacorum.gov.uk/docs/default-source/housing/policies-and-strategies/housing-revenue-account-business-plan-2025-update.pdf?sfvrsn=5640129e_3 , new council homes https://www.dacorum.gov.uk/home/housing/new-council-homes 2025 Kingside 32 new homes, Eastwick 34 homes, St Margarets Way 46 homes, Mountbatten view 58 homes, Garage sites 25 homes, 2024 Randalls 30 homes, 2024 Barton Road 6 homes, in development Paradise Depot 56 homes**; acquisitions** policy https://www.dacorum.gov.uk/docs/default-source/housing/policies-and-strategies/acquisitions-(right-to-buy)-buy-back-and-disposals-policy.pdf?sfvrsn=e52a1f9e_8 ; **empty homes** https://www.dacorum.gov.uk/docs/default-source/housing/policies-and-strategies/empty-homes-policy.pdf?sfvrsn=515f1e9e_1 ; **JV** Dacorum Investment Partnership with Hill group https://www.dacorum.gov.uk/home/regeneration/dacorum-investment-partnership DIP plan 2026 https://www.dacorum.gov.uk/docs/default-source/regeneration/dacorum-investment-plan-2026.pdf?sfvrsn=f24109e_3 pipeline Cherry Bounce, Civic Zone, Water Gardens car parks ; **masterplans** https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/site-allocations/localallocations/la6-chesham-road-bovingdon 14,000-16,000 homes 2024-2041; regeneration Growth and Infrastructure strategy to 2050 https://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-growth-and-infratstructure-strategy-to-2050.pdf ; **retrofitting** https://www.dacorum.gov.uk/docs/default-source/housing/policies-and-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							strategies/interim-housing-asset-management-strategy-2024-2026.pdf?sfvrsn=a23e249e_12 , https://www.dacorum.gov.uk/home/housing/private-housing/home-energy-efficiency ; https://markyateparishcouncil.gov.uk/dacorum-residents-urged-to-apply-for-home-upgrade-grant/ , https://www.dacorum.gov.uk/home/all-news/2025/11/07/apply-now-for-a-warm-homes--local-grant-to-improve-energy-efficiency-in-your-home ; **climate change** https://www.dacorum.gov.uk/docs/default-source/climate-and-ecological-emergency/climate-and-ecological-emergency-strategy.pdf?sfvrsn=da6e049e_4 ;			
Darlington (2026)	NE' TVCA	Y	Y	Y	Y	N	**Council strategy** https://www.darlington.gov.uk/media/2yqbves4/council-plan-2024-2027.pdf ; **Homes Strategy** https://www.darlington.gov.uk/consultations/draft-darlington-homes-strategy-2025-2030; **HRA** https://democracy.darlington.gov.uk/documents/s26867/Item%20No.%207%20-%20260107%20Housing%20Revenue%20Account%20HRA%20MTFP.pdf ; New Homes programme https://www.darlington.gov.uk/housing/finding-a-home-or-garage/new-council-housing/ Neasham Road 64 homes, Sherbourne Close 12 homes, rent to buy scheme; **empty homes** https://www.darlington.gov.uk/housing/private-sector-housing/empty-properties/ ; **JV** with Esh for 300 homes https://democracy.darlington.gov.uk/documents/s19345/Delivery%20of%20New%20Homes%20at%20Neasham%20Road%20-%20Joint%20Venture%20Proposal.pdf ; **masterplan** Skerningham **Garden Village** up to 4500 homes, 450 in first phase https://www.darlington.gov.uk/media/cj0c1if1/skerningham-comprehensive-masterplan-compressed.pdf , design code https://www.darlington.gov.uk/planning-and-building-regs/planning/planning-and-environmental-policy/supplementary-planning-documents-and-guidance/skerningham-garden-village-design-code-spd/ ; **urban extension** Burtree **garden village** 2000 homes; **retrofitting** https://www.darlington.gov.uk/housing/private-sector-housing/fuel-poverty-and-home-energy-saving/eco-schemes/ ; https://www.darlington.gov.uk/media/qjlnt2jp/responsible-retrofit-of-traditional-buildings.pdf , https://www.darlington.gov.uk/news/homeowners-invited-to-apply-for-warm-homes-grants , https://www.darlington.gov.uk/housing/manage-your-home/your-home/investing-in-your-home/ ; **climate change** https://www.darlington.gov.uk/media/d51e0wuc/dbc-climate-change-journey.pdf ;	N	Y	N
Dartford (2026)	SE	Y	N	Y	Y	N	**Council strategy** https://www.dartford.gov.uk/community-living/corporate-plan/2 ; https://www.dartford.gov.uk/housing-policy/housing-strategy ; **HRA** https://dartford.moderngov.co.uk/ieIssueDetails.aspx?IId=30209&Opt=3 ; **acquisitions** policy https://www.dartford.gov.uk/downloads/file/923/policy-on-acquisition-of-private-properties-for-council-housing , 139 new build purchase for TA https://www.bbc.co.uk/news/articles/cx27y5e4yjzo , 47 homes in Greenhithe https://dartford.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=30104&PlanId=444&RPID=0 ; empty homes https://www.dartford.gov.uk/housing-policy/empty-properties/2 ; **masterplan** town centre https://tpbennett.com/work/masterplanning/dartford-westgate-quarter/ 140 homes, https://dartford.moderngov.co.uk/ieIssueDetails.aspx?IId=29045&Opt=3 ; **garden community** Ebbsfleet 15000 homes https://ebbsfleetgardencity.org.uk/ ; **regeneration** https://www.dartford.gov.uk/downloads/file/2575/economic-development-strategy-2025-2027 ; **retrofitting** 2https://dartford.moderngov.co.uk/documents/s78837/Cabinet+Report+Domestic+Retrofit+Feb2025Final.pdf , https://www.dartford.gov.uk/energy-efficiency/warm-homes-scheme , https://dartford.moderngov.co.uk/documents/s77507/Appendix+C+Energy+Efficiency+and+Retrofit+Works+Delivered+by+Dartford+Borough+Council.pdf ; **climate change** https://www.dartford.gov.uk/downloads/download/2048/net-zero-strategy ;	N	Y	N
Derby City (2026) Company Derby Homes	EM/EMC CA	Y	Y	Y	Y	Y	**Council strategy** https://www.derby.gov.uk/council-and-democracy/councillors-democracy-elections/policies-plans/council-plan/ ; **housing strategy** https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/derby-housing-strategy-2020-2029.pdf ; **HRA** https://www.derby.gov.uk/news/2025/december/plan-to-reverse-housing-decline-and-deliver-city-homes/ to add 3000 homes to stock, ; ALMO **company** Derby Homes https://www.derbyhomes.org/about-us/company-information/ , delivery plan 2025-2026 https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/derby-housing-strategy-2020-2029.pdf ; **acquisitions** former student homes purchased and remodelled for TA https://www.local.gov.uk/case-studies/abbey-lodge-affordable-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							housing-redevelopment-derby-city-council , acquisition 9 vacant homes and land using CPO https://www.derby.gov.uk/news/2025/september/future-of-nine-empty-homes-to-be-decided-by-cabinet/ ; **empty homes** https://www.derby.gov.uk/housing/empty-homes/empty-homes-strategy/#page-1 ; **regeneration** and **JV** with Kier and Rolls Royce for 370 homes Osmaston some affordable https://www.derby.gov.uk/environment-and-planning/regeneration-and-economic-growth/regeneration-projects/osmaston-regeneration/ ; **EMCCA** and Homes England partnership for 700 homes in Derby https://www.derby.gov.uk/news/2025/december/homes-england-emcca-partnership/ ; **regeneration** Castleward Urban village CPO 800 homes https://www.derby.gov.uk/environment-and-planning/regeneration-and-economic-growth/regeneration-projects/castleward-urban-village/#page-1 ; **retrofitting** https://www.derby.gov.uk/news/2025/november/derby-gets-1-6-m-for-warm-homes/ , climate change https://www.derby.gov.uk/environment-and-planning/climate-change/council-climate-actions/#page-1 ;			
Derbyshire CC (2026)	EM/EM CCA	Y	Y	Y	Y	N	JVs under review and Concertus Derbyshire ended https://opencouncil.network/meetings/85334	N	N	N
Derbyshire Dales (2026)	EM/EM CCA	Y	N N	Y	Y	N	**Council strategy** https://www.derbyshiredales.gov.uk/your-council/corporate-plan#h1 ; former HRA RTB Derbyshire Clause within the Peak Park https://www.derbyshiredales.gov.uk/housing/housing-strategy-and-enabling/housing-strategy/buying-or-selling-a-home-with-the-derbyshire-clause#h1; council as landlord https://www.derbyshiredales.gov.uk/housing/housing-strategy-and-enabling/new-homes/the-council-as-a-landlord **acquisitions** and developing homes through Nottingham Community Housing Association 35 affordable properties in Cavendish Drive, Ashbourne, to be delivered by Nottingham Community Housing Association (NCHA), 32 affordable properties to be delivered in Ashbourne by Futures Housing, 42 affordable properties in Bakewell to be delivered on a scheme by NCHA, 9 affordable properties in Youlgrave to be delivered on a scheme by Peak District Rural Housing Association, 27 affordable properties in Darley Dale to be delivered on a scheme by East Midlands Housing, 10 social rented units in Brailsford on a scheme, plus 7 more in Ashbourne, 2 in Darley Dale, and 3 in Wirksworth, all to be delivered by the District Council.; **retrofitting** https://www.derbyshiredales.gov.uk/your-council/news-and-social-media/latest-news/mayoral-visit-and-local-retrofit-strategy-launch https://www.find-tender.service.gov.uk/Notice/017677-2026 ; **climate change** file:///C:/Users/janic/Downloads/C0241_CLC_DDDC_Net-Zero_Aug-20_R2%20(FINAL)%20accessible.pdf ; **CLT** Youlgrave http://www.youlgravecommunitylandtrust.org/ ; Tideswell https://www.tideswellclt.org/	N	N	N
Devon CC (2026)	SW	N	N	N	Y	N	Using council office site Matford for housing being considered https://www.devon.gov.uk/news/devon-county-council-address-housing-need/ , https://www.radioexe.co.uk/news-and-features/local-news/plans-for-affordable-homes-on-exeter-county-hall-site/ , One Public Estate Devon CC and Torbay UA https://www.devon.gov.uk/economy/infrastructure/one-public-estate/ ; CLT support https://www.devon.gov.uk/children-families-education/news/cabinet-backs-housing-plan-to-tackle-affordability-crisis/	N	N	N
Doncaster (2026) Company St Leger Homes	YH/SYMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.doncaster.gov.uk/services/the-council-democracy/corporate-plan ; **housing strategy** https://www.doncaster.gov.uk/services/housing/our-housing-strategy-2015-2025 ; **HRA** https://doncaster.moderngov.co.uk/documents/s51058/HRA%20Report%20-%20Appendix%20A.pdf ; **company** ALMO St Leger Homes https://www.stlegerhomes.co.uk/about-us/who-we-are-and-what-we-do/ , **acquisitions** 32 homes https://www.doncasterfreepress.co.uk/news/politics/st-leger-homes-of-doncaster-32-new-housing-acquisitions-by-council-housing-provider-in-202526-says-exec-5450248 ; https://www.stlegerhomes.co.uk/about-us/news/latest-news/were-bringing-more-affordable-homes-to-doncaster/ 241 acquisitions over 4 years ; https://www.doncaster.gov.uk/Documents/DocumentView/Stream/Media/Default/Council%20and%20Democracy/Governance%20Services/Council%20house%20development.pdf ; housing building programme https://www.doncaster.gov.uk/services/housing/new-build-programmes ; council homes delivery programme Toll Bar 11, Edenthorpe 5, Intake 7, Balby former school 48.Balby former archives 21, Edlington 4 https://www.doncaster.gov.uk/services/housing/new-build-programmes ;**empty homes** https://www.doncaster.gov.uk/services/housing/empty-properties ; **retrofitting** https://sheffield.ac.uk/city-region/news/retrofitting-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							doncasters-housing-stock ; https://doncaster.moderngov.co.uk/documents/s42747/i10%20cab%20061223%20-%20Corporate%20Report%20-%20Housing%20Retrofit%20Gainshare%20Funding%20Award.pdf ; https://www.doncaster.gov.uk/services/housing/local-authority-flexible-eligibility-statement-of-intent ; https://www.sysustainabilitycentre.org/our-projects/understanding-the-impact-of-retrofit-on-indoor-air-quality ;			
Dorset (2026)	SW	NA	NA	Y	Y	Y	**Council strategy** https://www.dorsetcouncil.gov.uk/dorset-council-plan-2024-to-2029 ; **housing strategy** https://www.dorsetcouncil.gov.uk/w/housing-strategy-january-2024-january-2029 ; delivery of housing strategy https://www.dorsetcouncil.gov.uk/housing/housing-strategies/home-in-on-housing land disposals for housing https://www.dorsetcouncil.gov.uk/news/surplus-sites-set-to-deliver-46-7m-boost-for-homes-and-regeneration , https://moderngov.dorsetcouncil.gov.uk/documents/s48839/Disposals%20Transfers%20Cabinet%20Paper%20Nov%202025.pdf , **empty homes** https://www.dorsetcouncil.gov.uk/news/cabinet-approves-ambitious-plan-to-bring-empty-homes-back-to-life- **; JV** with Sovereign 50 affordable homes in Weymouth https://purbeckgazette.co.uk/news/almost-50-affordable-homes-developed-in-dorset-with-council-support/ ; JV with Willmott Dixon in Weymouth https://www.willmottdixon.co.uk/news/dorset-council-appoints-willmott-dixon-and-milligan-in-a-regeneration-partnership-for-weymouth ; **retrofitting** https://www.dorsetcouncil.gov.uk/w/buildings-and-built-assets-technical-paper , https://www.dorsetcouncil.gov.uk/news/solar-panels-become-more-affordable-for-dorset-residents , https://www.dorsetwarmhomes.co.uk/ ; **climate change** https://www.dorsetcouncil.gov.uk/w/climate-ecological-emergency-strategy-buildings ; **CLT** https://www.somersetlive.co.uk/news/somerset-news/dorset-council-launches-nearly-50-9569138	Y	N	N
Dover (2026)	SE	N	Y	Y	N	N	**Council Strategy** https://www.dover.gov.uk/Corporate-Information/Corporate-Plan/Corporate-Plan.aspx; **HRA** 200 homes added each year 2023-2027 , https://moderngov.dover.gov.uk/documents/s63578/HRA%20Compliance%20Policies.pdf , HRA business plan https://moderngov.dover.gov.uk/Data/Cabinet/20060424/Agenda/$Agenda07_Appendix.doc.pdf, HRA delivery plan https://www.dover.gov.uk/Housing/Housing-management-information-and-performance/Delivering-affordable-housing.aspx , 104 affordable homes acquired, 80 affordable homes in development or completed; regeneration/masterplan Aylesham village expansion 1200 homes https://www.dover.gov.uk/Planning/Regeneration/Aylesham/Aylesham-Village-Expansion.aspx ;empty homes https://www.dover.gov.uk/housing/private-sector-housing/empty-homes ; **urban extension** Whitfield 159 homes https://www.dover.gov.uk/News/Press-Releases/2023/Whitfield-Urban-Expansion-soars-on-with-more-house-building-underway-and-bird-themed-street-names-approved.aspx ; **retrofitting** warm homes https://www.dover.gov.uk/Environment/Energy-Advice/Grant-Schemes.aspx ; **climate change** https://www.dover.gov.uk/Environment/Climate-Change/What-is-the-council-doing-about-climate-change.aspx ,	N	Y	N
Dudley (2026)	WM/WMCA	N	N	N	N	N	**Housing strategy 2025-2041** target to deliver 154 affordable homes per year until 2041 https://www.dudley.gov.uk/residents/housing/housing-advice-information-and-support/plans-policies-strategies/ ; retrofitting https://councilnews.dudley.gov.uk/news/borough-homes-to-benefit-from-retrofit-funding ; **HRA** new build council homes Corporation Road – 5 new build homes, Himley Road, 4 new build homes, St Georges Road 7 new build homes , The Vista 2- two bedroom/three person bungalows, Whitegates Road 3 new build affordable homes; Beacon Rise, 11 new affordable homes , Conversion of Existing Building - Affordable Social Rent New Swinford Hall, Previously used by the council to provide stepdown accommodation new 18 apartments built within the existing shell of the building, Lower Valley Road, 17-dwelling development comprises of a new apartment block and bungalows, Swan Street 75 homes for affordable https://www.dudley.gov.uk/residents/housing/housing-options/new-build-council-homes-affordable-social-rent/#:~:text=During%20the%20financial%20year%202023,%2Dbedroom/6%20person%20house. ; **disposals** https://landlordknowledge.co.uk/dudley-council-sells-unrepairable-homes-but-blocks-private-landlords-from-buying/ ; **empty homes** https://www.dudley.gov.uk/residents/housing/housing-options/private-housing/empty-properties/ **; retrofitting** HUG https://www.dudley.gov.uk/residents/housing/housing-advice-information-and-support/dudley-energy-advice-line/home-upgrade-grant-hug/ ; https://councilnews.dudley.gov.uk/news/solar-together-launches-in-the-west-midlands ,	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://councilnews.dudley.gov.uk/news/energy-smart-show-home-opening-doors , **climate change** https://cape.mysociety.org/media/data/plans/dudley-metropolitan-borough-council-8c9b3fd.pdf ;			
Ealing (2026) Company Broadway Living	L/G LA	Y	Y	Y	Y	Y	**Council strategy** https://www.ealing.gov.uk/info/201033/council_and_local_decisions/300/council_plan ; **housing strategy 2025-2030** https://www.ealing.gov.uk/downloads/download/8507/housing_strategy_2025_to_2030 , delivery plan https://ealing.moderngov.co.uk/documents/s20399/Appendix+2+Housing+Strategy+Delivery+Plan+June+2025_public_V3.pdf ; **affordable homes investment plan** https://www.redloft.co.uk/insights/affordable-homes-investment-plan-ahip-london-borough-of-ealing , https://www.ealingtoday.co.uk/default.asp?section=community&spage=common/eahousing016.htm ; **HRA** https://ealing.moderngov.co.uk/documents/s22948/HRA%20Business%20Plan%202026-27.pdf ; **acquisitions** : bulk acquisitions Acton Gardens 110 homes https://ealing.moderngov.co.uk/documents/s21273/Acton%20Gardens%20Bulk%20Acquisition%20of%20New%20Homes.pdf , 180 Southall https://theviewfromw5.substack.com/p/ealing-negotiations-to-buy-218-homes ; TA acquisitions policy https://www.ealing.gov.uk/downloads/download/3909/temporary_accommodation_acquisitions_policy ; buying back homes form shared ownership, regen, RTB and young people https://www.ealing.gov.uk/info/201091/leaseholders_-_council_housing/363/buying_back_homes ; **empty homes** https://www.ealing.gov.uk/info/201105/improvements_and_repairs/387/empty_property_grants ; **company** Broadway Living and Broadway Living RP https://www.ealing.gov.uk/info/201086/housing/2840/broadway_living ; https://broadwayliving.co.uk/ developments Buckingham Avenue 16 homes https://broadwayliving.co.uk/development/buckingham-avenue/ , Northolt 84 homes on community centre site https://www.ealing.gov.uk/news/article/2241/construction_under_way_on_84_more_affordable_homes_to_let , Lexden and Steyne Road estates Passivhaus included in 188 homes https://www.mclarengroup.com/news/celebrating-topping-out-at-lexden-and-steyne-road ; **JV** with Vistry for 500 homes including redevelopment of council offices https://tglsearch.com/industry-news/joint-venture-between-vistry-ealing-council **; JV** with A2 Dominion for West Ealing estate regeneration 412 homes https://www.aroundealing.com/news/west-ealing-regeneration ; **masterplan** South Acton 3800 homes https://www.ealing.gov.uk/downloads/download/7684/south_acton_lsis_masterplan ; plus further 1500 homes https://www.ealing.gov.uk/news/article/2239/masterplan_to_bring_more_affordable_homes , **masterplan** Southall 8,000 homes https://www.architectsjournal.co.uk/news/jtps-updated-8000-home-ealing-masterplan-gets-green-light, https://www.theplanner.co.uk/2026/01/26/revised-ealing-masterplan-approved ; **masterplan** Gurnell 300 homes https://www.mikhailriches.com/project/gurnell-masterplan/ **; retrofitting** https://www.ealing.gov.uk/info/201099/energy_efficiency_advice/3182/understanding_retrofit_and_energy_efficiency , https://www.ealing.gov.uk/downloads/download/7213/retrofitting_your_home , https://ealing.moderngov.co.uk/documents/s20413/Retrofit%20Consultancy%20Services%20for%20Warm%20Homes%20-%20Cabinet%20Report.pdf ; **climate change** https://www.ealing.gov.uk/info/201304/climate_action/2691/ealing_s_climate_and_ecological_strategy ; **CLT** https://www.londonclt.org/campaigns ;	Y	Y	Y
East Cambridgeshire (2026) Company Palace Green Homes; East Cambs Trading Co	E/C PCA	Y	Y	Y	Y	Y	**Council strategy** https://eastcambs.gov.uk/sites/default/files/2025-11/Corporate%20Actions%202025%20to%202026.pdf ; **housing strategy** https://eastcambs.gov.uk/sites/default/files/2024-09/housingstrat.pdf ; £100k homes initiative in Kennett **Garden Village** https://eastcambs.gov.uk/services/housing-and-community-advice/find-home/buy-affordable-home ; company Palace Green Homes https://www.palacegreenhomes.co.uk/ Eden Square Ely 13 homes, Kennett **Garden Village** 500 homes with **CLT**, West End Gardens Haddenham 54 homes; Arbour Sq Ely phase 1 former 92 MoD homes; Arbour Sq phase 2 27 homes, The Fledglings Soham 13 homes, Barton Road Ely 6 homes; East Cambridgeshire Trading **Company** https://www.palacegreenhomes.co.uk/2024/05/07/east-cambs-trading-company-business-plan-2024-25/ ; **acquisitions** through either company route;empty homes https://eastcambs.gov.uk/press-releases/2026/council-sets-out-new-plan-bring-empty-homes-back-use ; **retrofitting** https://eastcambs.gov.uk/housing-and-community-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							advice/cost-living-support/heating-and-energy/energy-incentives-and-schemes, https://eastcambs.gov.uk/sites/default/files/2024-10/East%20Cambs%20Home%20Energy%20Team.pdf ; **urban extension** North Ely 3000 homes https://eastcambs.gov.uk/north-ely-development ; **climate change** https://eastcambs.gov.uk/services/climate-change-and-nature/adapting-changing-climate ; **CLT** https://www.eastcambsclt.org/ Kennett Garden Village. Projects https://www.eastcambsclt.org/projects			
East Devon (2026)	SW	Y	Y	Y	Y	N	**Council strategy** https://democracy.eastdevon.gov.uk/documents/s23595/Council+Plan_.pdf ; housing strategy **2025-2030** https://democracy.eastdevon.gov.uk/documents/s25869/App1Housing%20Strategy%202025-30%20consultationdraftdec24.pdf ; **HRA** 2026 https://democracy.eastdevon.gov.uk/mgAi.aspx?ID=17090 ; **acquisitions** and development target affordable 500 homes over 5 years https://news.eastdevon.gov.uk/500-new-homes-in-east-devon-over-five-years-councillors-back-bold-new-plan-to-deliver-more-affordable-housing/ £100m Build and Buy Housing Investment and Delivery Plan for affordable homes 250 homes built on council-owned land by regenerating existing estates and developing underused sites. Delivery methods will include traditional builds, MMC and **JVs** with partner organisations.250 homes acquired through Section 106 agreements, off-the-shelf purchases, collaborative deals with developers and housing providers; **empty homes** https://eastdevon.gov.uk/housing-and-homelessness/housing-strategies-and-policies/empty-homes-strategy/summary/ ; **regeneration** Seaton https://eastdevon.gov.uk/media/qldlib3h/seaton-regeneration-strategy-final.pdf , Axminster https://eastdevon.gov.uk/media/442jyzps/axminster-urban-renewal-strategy-final.pdf ; **urban extension** Marlcombe **new town** 10,000 homes https://news.eastdevon.gov.uk/east-devon-commits-to-delivering-infrastructure-first-new-community-despite-frustrating-government-decision/ ; **retrofitting** https://eastdevon.gov.uk/housing-and-homelessness/private-sector-housing/private-sector-housing/funding-for-energy-efficiency-measures/ , https://eastdevon.gov.uk/climate-change/what-can-you-do/your-home/ , https://eastdevon.gov.uk/business-and-investment/uk-shared-prosperity-fund/projects/ , https://devonclimateemergency.org.uk/taking-action-old/east-devon-district-council-to-retrofit-social-housing/ ; https://eastdevon.gov.uk/recycling-and-waste/sustainability-tips-for-your-holiday-property/funding-and-support/ ; **climate change** https://eastdevon.gov.uk/climate-change/ ;	N	Y	N
East Hampshire (2026)	SE	N	Y	Y	Y	N	**Council strategy** https://www.easthants.gov.uk/councilstrategy24-28 ; affordable **housing strategy** https://www.easthants.gov.uk/sites/default/files/2024-11/Affordable%20housing%20strategy.pdf ; **acquisitions** https://easthants.moderngov.co.uk/mgAi.aspx?ID=20536 ; Whitehill Bordon **green town** 3350 homeshttp://whitehillbordon.com/about/ ; **empty homes** https://easthants.moderngov.co.uk/documents/s12560/Empty%20Homes%20Strategy.EHDC.Mar%202020.pdf ; **retrofitting** https://www.easthants.gov.uk/climate/make-your-home-more-energy-efficient ; https://easthants.moderngov.co.uk/documents/s28557/Retrofit-motion-cabinet.pdf ; https://www.easthants.gov.uk/whitehill-bordon-retrofit-grant-scheme-application-form https://www.easthants.gov.uk/news/2026/supporting-bordon-energy-saving-upgrades-completed-forest-community-centre ; **climate change** https://www.easthants.gov.uk/sites/default/files/2024-07/Climate%20and%20environment%20strategy%202024-29.pdf ;	N	N	N
East Hertfordshire (2026) Company Millstream	E	Y	Y	Y	Y	Y	**Council strategy** https://cdn-eastherts.onwebcurl.com/s3fs-public/2024-03/EH%20Corporate%20plane%20poster%20AWF.pdf ; **housing strategy** https://cdn-eastherts.onwebcurl.com/s3fs-public/2022-07/EHC0019_New_Housing_Strategy_FINAL_190722.pdf ; **empty homes** https://www.eastherts.gov.uk/council-tax/empty-homes-review ; **company Millstream** property investments business planhttps://democracy.eastherts.gov.uk/documents/s68741/Millstream%20202526%20Business%20Plan.pdf?J=1 **; JV** with City Heart 173 homes in Bishops Stortford https://oldriverlanedevelopment.co.uk/ , https://www.ukreiif.com/investment-news/cityheart-and-east-herts-council-enter-development-partnership-for-4-acre-site/ ; JV with Vistry and B3Living for 25 energy efficient affordable homes https://www.eastherts.gov.uk/latest-news/2025/affordable-family-homes-completed-bishops-stortford ; **masterplans** Buntingford West 350 homes; Birchall **Garden Suburb** 2650 homes https://cdn-eastherts.onwebcurl.com/s3fs-public/2023-12/Birchall%20Garden%20Suburb%20Masterplan%20Framework.pdf ; Watton at Stone 120 homes https://cdn-eastherts.onwebcurl.com/s3fs-public/2024-10/Land%20at%20Walkern%20Road%20Masterplan%20Framework%20Document.pdf , Gilston 10,000 homes in village settlements https://www.theguardian.com/society/2026/feb/09/gilston-hertfordshire-new-town-for-21st-century-seven-village-build ; **regeneration** North Stortford 2529 homes in three neighbourhoods	Y	N	N

LA	R/ CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.eastherts.gov.uk/about-east-herts-0/improvement-projects-east-herts/bishops-stortford-north-stortford-fields ; r**etrofitting** https://www.eastherts.gov.uk/latest-news/2025/hertfordshire-unites-behind-first-retrofit-strategy-improve-home-efficiency , https://www.eastherts.gov.uk/planning-and-building/planning-sustainability , https://www.eastherts.gov.uk/community-and-health/environmental-sustainability/home-energy-survey-and-funding , https://www.eastherts.gov.uk/latest-news/2025/east-herts-council-secures-ps15-million-fund-energy-efficiency-upgrades-through-warm-homes-local ; **climate change** https://cdn-eastherts.onwebcurl.com/s3fs-public/2022-10/Climate_Change_Strategy_2022%20Accessible.pdf ;			
East Lindsey (2026) Company Invest east Lindsey	EM/ GLC CA	N	N	Y	Y	Y	**Growth and Prosperity Plan** https://democracy.e-lindsey.gov.uk/documents/s73254/Growth%20and%20Prosperity%20Plan.pdf ; housing strategy https://www.e-lindsey.gov.uk/article/5121/Housing-Strategy-and-Affordable-Housing ; **affordable** housing developments with partners Kings Manor, Coningsby includes affordable rented units and first home units 2026 and 2027 , Poppy Fields, Mareham Road, Horncastle includes affordable rented units and first home units 2026 and 2027 , Legbourne Road, Louth includes affordable rented and shared ownership properties Spring 2026, Grimsby Road, Louth mixture of affordable rented and first homes 2026.Tennyson Fields, Louth affordable rented, shared ownership and properties being sold at a discounted market value advertised by Lovell Homes 2026 and 2027, Bracken Park, Brackenborough Road, Louth affordable rented and shared ownership remaining on this development. The next shared ownership units are anticipated to be available from late Spring 2026 and the rented units are due in 2027.Granary Close, Spilsby includes affordable rented units 2026 and 2027. Gleneagles Drive, Woodhall Spa mixture of affordable rented, shared ownership and first homes 2026 and 2027 https://www.e-lindsey.gov.uk/article/6128/New-affordable-housing-developments ; affordable housing s106 specification https://www.e-lindsey.gov.uk/article/29130/Affordable-Housing-Specification-for-S106-Planning-Contributions ; **acquisition** 4 pods for rough sleepers in Skegness https://democracy.e-lindsey.gov.uk/mgAi.aspx?ID=36027 ; **company** Invest East Lindsey https://find-and-update.company-information.service.gov.uk/company/12344896 Invest East Lindsey Housing Development https://democracy.e-lindsey.gov.uk/documents/s72748/Planning%20Policy%20IEL%20Housing%20-%20Feb%202024.pdf Draycott Way Chapel St Leonards 28 homes ; **empty homes** https://www.e-lindsey.gov.uk/article/6157/Empty-Homes ; **urban extension** Skegness Gateway 1000 homes with MCA https://www.greaterlincolnshirelep.co.uk/funding-and-projects/projects/skegness-countryside-business-park/ ; **retrofitting** https://www.e-lindsey.gov.uk/article/24668/Home-Energy-Advice-Service ; https://www.e-lindsey.gov.uk/article/28425/Home-Energy-Advice-and-Retrofit-Team-Including-Grant-Programs ; https://www.e-lindsey.gov.uk/article/16989/Green-Home-Grants-Local-Authority-Delivery-Scheme , https://www.e-lindsey.gov.uk/article/28833/Home-Energy-Advice-Service-to-continue-in-South-East-Lincolnshire-for-a-further-two-years ; **climate change** https://www.e-lindsey.gov.uk/media/20581/Climate-Change-Strategy-Spring-2022/pdf/Climate_Change_Strategy_-_Spring_2022.pdf?m=1651146636043 ; CLT https://democracy.e-lindsey.gov.uk/ecSDDisplayClassic.aspx?NAME=SD2530&ID=2530&RPID=0&sch=doc&cat=13673&path=13235%2c13669%2c13669%2c13673 ;	Y	N	N
East Riding (2026)	YH/ HEY CA	N	N	N	N	N	**Housing strategy 2023-2030** https://downloads.eastriding.org.uk/corporate/plans-and-policies/all-plans-policies-and-strategies/housing/East%20Riding%20Housing%20Strategy%20and%20Action%20Plan%202023-2030.pdf ; **HRA** business plan https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/local-plan-library/local-plan-library-item/?entry=housing_revenue_account_business_plan ; budget 2026 https://downloads.eastriding.org.uk/corporate/pages/housing-investment/HRA%20budget%202026-27%20and%20Financial%20Plan%202026-27%20and%202029-30.pdf , 'build and buy' 500 homes 105 new affordable homes delivered in 2023-24, 141 new homes in 2024-25 including 16 flats and houses in Withernsea and 4 houses in Beverley, 40 homes in Withernsea with Gleeson mix of two, three and four-bedroom, with 29 for social rent and 11 available through Shared Ownership https://theintermediary.co.uk/2025/12/east-riding-of-yorkshire-council-and-gleeson-homes-partner-for-housing-project/ ; **empty homes** https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/local-plan-library/local-plan-library-item/?entry=empty_homes_strategy ; **urban extension** Howden 1800 homes https://www.studiopartington.co.uk/howden ; **retrofitting**	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.eastriding.gov.uk/news/article/?entry=u00a3250_000_pilot_programme_installs_solar_panels_and_heat_pumps_in_fridaythorpe , https://www.eastriding.gov.uk/housing/energy-efficiency/energy-efficiency-at-home/ , https://retrofit.wienerberger.co.uk/case-studies-and-projects/east-riding-council.html ; **climate change** https://www.eastriding.gov.uk/environment/sustainable-environment/climate-change/climate-change-what-we-do/ ;			
East Staffordshire (2026)	WM	Y	Y	Y	N	N	**Urban extension** Branston Locks 2500 homes https://www.crestnicholson.com/developments/staffordshire/branston-locks ;	N	N	N
East Sussex CC (2026)	SE	Y	Y	Y	Y	N	East Sussex Housing Partnership strategy https://democracy.eastsussex.gov.uk/mgConvert2PDF.aspx?ID=65040 ; Orbis to be closed as no longer meets needs	N	N	N
Eastbourne (2026) Company Aspiration Homes ; Eastbourne Homes; Eastbourne Housing Investment Company; Investment Company Eastbourne	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.lewes-eastbourne.gov.uk/article/2787/Housing-and-the-cost-of-living-crisis ; **Housing strategy** https://www.lewes-eastbourne.gov.uk/article/1191/Eastbourne-Housing-Strategy-2020-2024 ; **HRA** 2026https://democracy.lewes-eastbourne.gov.uk/mgConvert2PDF.aspx?ID=38644 , HRA delivery programme https://democracy.lewes-eastbourne.gov.uk/documents/s39069/Housing+Development+and+Programme+Update+-+Report.pdf ; LAHF round 3 delivered up to 32homes, over two rounds of funding acquisitions will be complete by the end of 25/26, LAHF round 4. – the Council secured additional grant to deliver an additional 11 homes 2026-2030. Any underspend of the LAHF3 grant will also be used to increase this target. • Bedfordwell Road – After the previous contractor entered administration, the Council terminated the contract in December 2025 and reclaimed the procession of the site. The cross-party project board subsequently recommended re-procurement of the project after evaluating various options. Delivering new homes on the site remains a corporate priority, supported by circa £9.8m of secured grant funding. Old Orchard Road (former Law Courts) Council is now ready to proceed with the development of 30 new council homes. • Biddenden Close Council is proposing a new business case for the delivery of the site, partnering with Eastbourne **CLT** , to deliver 5 new homes for use by the Council. • Garage Infills and Asset Review 15 sites currently going through due diligence and pre-application. https://democracy.lewes-eastbourne.gov.uk/documents/s39069/Housing+Development+and+Programme+Update+-+Report.pdf **;** **acquisition** 3 homes https://www.lewes-eastbourne.gov.uk/article/3281/Council-delivers-new-homes-for-local-families-in-need ; **empty homes** https://www.lewes-eastbourne.gov.uk/article/4963/National-Empty-Homes-Week-Eastbourne-s-progress-bringing-empty-homes-back-into-use ; **company** Aspiration Homes https://www.lewes-eastbourne.gov.uk/article/1791/Commercial-companies ; Eastbourne Homes https://www.lewes-eastbourne.gov.uk/article/1791/Commercial-companies ; Eastbourne Housing Investment Company https://www.lewes-eastbourne.gov.uk/article/1791/Commercial-companies ; Investment Company Eastbourne https://www.lewes-eastbourne.gov.uk/article/1791/Commercial-companies ; **retrofitting** https://www.lewes-eastbourne.gov.uk/article/1854/Warm-Home-Local-Grant-WHLG, https://www.lewes-eastbourne.gov.uk/article/1255/Energy-efficiency ; **climate change** https://www.lewes-eastbourne.gov.uk/article/2746/Housing-and-energy ; **CLT** https://www.eastbourneclt.co.uk/ scheme with council https://www.lewes-eastbourne.gov.uk/article/4994/Council-makes-excellent-housing-progress .	Y	Y	N
Eastleigh (2026) Company eastbrooke homes	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.eastleigh.gov.uk/media/12937/corporate-plan-2023-2026.pdf ; **Housing Delivery Strategy** https://www.eastleigh.gov.uk/media/9026/appendix-1-housing-delivery-strategy-2.pdf ; affordable housing developments https://www.eastleigh.gov.uk/housing/new-affordable-housing-developments , One Horton Heath 2500 homes https://www.eastleigh.gov.uk/planning-and-building/housing-and-development/one-horton-heath ; North Stoneham 1100 homes https://www.eastleigh.gov.uk/planning-and-building/housing-and-development/north-stoneham ; Netley 18 homes https://www.eastleigh.gov.uk/planning-and-building/housing-and-development/queens-view-netley , Hedge End 192 homes https://www.eastleigh.gov.uk/planning-and-building/housing-and-development/kings-copse-avenue ; **empty homes** https://www.eastleigh.gov.uk/housing/landlords-renters-and-homeowners/information-for-homeowners/empty-homes ; **JV** Galliford Try and Drew Smith Homes 242 homes https://www.eastleigh.gov.uk/planning-and-building/housing-and-development/pembers-hill-park-fair-oak ; Maple Place 12 homes https://www.eastleigh.gov.uk/planning-and-building/housing-and-development/maple-place ; **HRA**	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.eastleigh.gov.uk/media/15581/2024-25-draft-statement-of-accounts.pdf , Eastleigh Homes delivery programme https://www.eastleigh.gov.uk/media/15353/housing-and-homeless-rough-sleeping-strategy-app-1.pdf including landlord service; **company** Eastbrooke homes all tenures https://eastbrookehomes.co.uk/ ; JV with Wates for One Horton Heath https://www.eastleigh.gov.uk/latest-news/foundation-stone-laid-for-the-uk-s-largest-council-led-housing-project ; r**etrofitting** https://www.eastleigh.gov.uk/environment/climate-change-and-environment/what-you-can-do/energy-efficiency/green-homes-grant-ghg-local-authority-delivery-lad-scheme , https://www.eastleigh.gov.uk/environment/climate-change-and-environment/what-you-can-do/energy-efficiency , https://www.eastleigh.gov.uk/environment/climate-change-and-environment/what-you-can-do/energy-efficiency/solar-together ; **CLT** https://botley-clt.org.uk/about-bclt/ Botley			
Elmbridge (2026)	SE	N	Y	Y	Y	Y	**Council strategy** https://www.elmbridge.gov.uk/vision/community ; **housing strategy** https://www.elmbridge.gov.uk/sites/default/files/2023-03/Housing%2C%20homlessness%20and%20rough%20sleeping%20strategy%202020%20to%202024.pdf ; **Affordable Housing Delivery Plan including acquisition** https://www.elmbridge.gov.uk/news/2026/strengthening-our-commitment-delivering-affordable-housing https://mygov.elmbridge.gov.uk/documents/s60829/Affordable%20Housing%20and%20Temporary%20Accommodation%20Delivery%20Plan.pdf ; **empty homes** https://www.elmbridge.gov.uk/housing/grants-loans-and-schemes-empty-homes ; **JV** Storm Housing Group for site acquisition and development https://www.elmbridge.gov.uk/news/2025/elmbridge-borough-council-seeks-appoint-external-company-support-its-tenants ; **Registered provider** https://www.housingtoday.co.uk/surrey-council-secures-registered-provider-status-after-winding-down-housing-company/5130084.article ; 110 homes by mid 2026; **retrofitting** https://www.elmbridge.gov.uk/news/2026/discounts-home-energy-upgrades-through-surreys-one-stop-shop , https://www.elmbridge.gov.uk/sustainable-elmbridge-0/clean-energy ; https://www.elmbridge.gov.uk/housing/help-private-tenants/home-energy-efficiency/renewable-energy ; **climate change** https://www.elmbridge.gov.uk/your-council/council-plans-policies-and-strategies/climate-change-plans/our-journey-so-far ;	Y	N	Y
Enfield (2026) Company Housing Gateway Ltd	L/G LA	Y	Y	Y	Y	Y	**Council strategy** https://www.enfield.gov.uk/__data/assets/pdf_file/0022/34087/Enfield-Council-Plan-2023-2026-Your-Council.pdf ; **housing and growth strategy 2025-2030** https://www.enfield.gov.uk/__data/assets/pdf_file/0042/98898/housing-and-growth-strategy-2025-2030-housing.pdf ; **Housing delivery plan** 3000 affordable homes 2026-2036 https://www.enfield.gov.uk/news-and-events/2026/02/enfield-sets-out-ambitious-10-year-new-homes-plan-to-tackle-housing-crisis ; **HRA** https://governance.enfield.gov.uk/documents/s107530/HRA%20Q3%20financial%20monitoring%20report%20Council.pdf ; **acquisition** 8 2 bedroom flats from Westminster City Council https://enfield.moderngov.co.uk/documents/s111598/KD5971%20-%20Catherine%20Court%20Part%201.pdf , **JV** Alma Estate with Countryside Properties 993 homes https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes ; Dendridge Close funded by GLA AHP 27 affordable homes https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#dendridge-close ; Estate Regeneration Joyce Avenue and Snell's Park approx. 1000 additional homes https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#joyce-avenue-and-snells-park Ladderswood 517 homes https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#ladderswood-montmorency-park ; Meridian Water 10,000 homes led by council https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#meridian-water ; New Avenue **JV** Countryside and HRA regeneration net addition 300 homes mixed tenure partially funded by GLA grant https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#new-avenue ; **Company** Housing Gateway Ltd 265 homes https://www.enfield.gov.uk/housinggateway ; **acquisition** of 219 homes New Avenue from Countryside properties https://governance.enfield.gov.uk/ieDecisionDetails.aspx?Id=442 , 15 homes from Vistry group https://enfield.moderngov.co.uk/documents/s111920/KD5978%20-%20Acquistion%20of%20homes%20at%20New%20Avenue%20Phase%202%20-%20Part%201.pdf ; TA Acquisition Policy https://governance.enfield.gov.uk/documents/s84008/LBE%20TA%20acquisitions%20policy%20Jul%202020%20v5%20draft.pdf ; acquisition using RTB receipts https://governance.enfield.gov.uk/documents/s95777/Report%20-%20KD%205544.pdf , acquisition	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Strayfield Rd land for 58 affordable homes https://enfielddispatch.co.uk/council-agrees-to-buy-development-site-with-plan-to-build-58-social-homes/ ; empty homes https://www.enfield.gov.uk/services/housing/empty-private-residential-properties ; **Masterplans** Crews Hill and Chase Park 9000 homes https://www.enfield.gov.uk/services/planning/emerging-masterplans **; retrofitting** https://www.enfield.gov.uk/services/your-council/cost-of-living-support/warm-homes-local-grant ; https://governance.enfield.gov.uk/documents/s84030/Climate%20Action%20Retrofit%20Slides.pdf ; https://governance.enfield.gov.uk/documents/s103925/Env%20and%20Climate%20Scrutiny%20Panel%2020240405.pdf ; https://www.enfield.gov.uk/news-and-events/2022/11/cost-of-living-help-through-home-retrofit-scheme https://www.enfield.gov.uk/news-and-events/2023/05/haselbury-homes-become-models-of-sustainability ; **climate change** https://www.enfield.gov.uk/__data/assets/pdf_file/0036/58959/climate-action-plan-2024-environment.pdf ;			
Epping (2026) Company Qualis	E	N	N	Y	Y	Y	**Housing strategy** https://www.eppingforestdc.gov.uk/app/uploads/2023/08/Housing-Strategy-2023-2027-V2.pdf ; **HRA** https://rds.eppingforestdc.gov.uk/documents/s108425/C-039%20-%20HRA%20FAQs.pdf ; Housing Action Plan https://www.eppingforestdc.gov.uk/app/uploads/2025/09/Housing-Action-Plan-2025.pdf ; 300 new HRA homes by 2024 https://www.eppingforestdc.gov.uk/housing/council-housing/building-new-council-homes/ ; **acquisitions** 9 new homes at Fyfield ; **empty homes** https://www.eppingforestdc.gov.uk/housing/private-housing/empty-properties/ ; **company** Qualis https://www.qualishomes.co.uk/ and JV with council 28 new homes https://www.eppingforestdc.gov.uk/waltham-abbey-development-welcomes-new-families/ ; **masterplan** South Epping 9 homes https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/strategic-masterplanning/south-epping-strategic-masterplan-design-code/ ; Waltham Abbey masterplan 740 homes https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/strategic-masterplanning/waltham-abbey-north-strategic-masterplan/ , North Weald Bassett masterplan 1050 homes https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/strategic-masterplanning/north-weald-bassett-strategic-masterplan/ ; **retrofitting** https://www.eppingforestdc.gov.uk/16m-programme-to-transform-council-housing/ , https://rds.eppingforestdc.gov.uk/documents/s121531/EFDC%20Retrofit%20Programme%20-%20Phase%201%20to%202030.pdf , https://morgansindallpropertyservices.com/morgan-sindall-property-services-appointed-by-epping-forest-district-council-to-retrofit-over-1500-homes/ , https://www.eppingforestdc.gov.uk/app/uploads/2022/03/EFDC-Sustainability-Guidance_Vol3_refurb.pdf ; **climate change** https://www.eppingforestdc.gov.uk/app/uploads/2023/08/Climate-Change-Action-Plan-2023-version.pdf	Y	Y	N
Epsom and Ewell (2026)	SE	N	N	N	N	N	**Housing acquisitions** https://www.epsom-ewell.gov.uk/news/housing-pressures-and-homelessness-how-epsom-ewell-borough-council-tackling-national-issue ; LAHF https://democracy.epsom-ewell.gov.uk/documents/s33653/Local%20Authority%20Housing%20Fund%203%20Appendix%202.pdf ; **empty homes** https://www.bbc.co.uk/news/articles/cpde1dq88p8o ; **masterplan** Epsom Town Centre 1000-1500 new homes https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/other-planning-documents/examination/HB06a.%20Epsom%20Town%20Centre%20Masterplan%20Report%202024.pdf ; **retrofitting** https://democracy.epsom-ewell.gov.uk/documents/s40456/Surrey+Retrofit+Strategic+Action+Plan+Appendix+1.pdf , https://www.epsom-ewell.gov.uk/energy-efficiency , https://www.epsom-ewell.gov.uk/renewable-energy ; **climate change** https://democracy.epsom-ewell.gov.uk/documents/g1645/Public%20reports%20pack%2017th-Mar-2025%2019.30%20Environment%20Committee.pdf?T=10 ;	N	N	N
Erewash (2026)	EM/EM CCA	N	N	N	N	N	**Council strategy** https://www.erewash.gov.uk/sites/default/files/2026-03/Corporate%20Strategy%202024-2028%20Refreshed%20April%202026.pdf ;empty homes https://www.erewash.gov.uk/housing/privately-rented-homes/empty-homes ; **urban extension** Kirk Hallam 1000 homes https://www.erewash.gov.uk/sites/default/files/2025-06/Boyer%20Planning%20%28South%20West%20of%20Kirk%20Hallam%29.pdf ; **retrofitting** https://letstalk.erewash.gov.uk/home-energy-advice-retrofit/widgets/129804/documents , https://www.erewash.gov.uk/housing/warmer-and-greener-homes/home-energy-advice ; **climate change**	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://erewash.moderngov.co.uk/documents/s39337/Item%207%20appendix%201%20Climate%20Change%20Strategy%202025%20to%202030-compressed.pdf ;			
Essex CC (2026) Company Essex Housing	E	Y	Y	Y	Y	Y	**Housing strategy** https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/knkzaf64jx5x/CNLX0klVGimmGMpErguEU/10cadaeb15c668299eea05c6dc84b55e/Housing_Strategy_2021-2025.pdf ; Essex Housing https://www.essex-housing.co.uk/what-we-do , Lexden Gardens 120 homes, College Gardens 74 homes, Hargrave House 10 carbon neutral homes, Loughton Library 38 homes; Property strategy https://www.essex.gov.uk/sites/default/files/2024-06/Essex%20COunty%20Council%20Property%20Strategy%202022%20to%202025.pdf ; **retrofitting** https://www.essexdesignguide.co.uk/climate-change/climate-change-and-the-historic-environment/retrofitting/ ; https://www.essex.gov.uk/sites/default/files/2026-03/Essex%20Local%20Area%20Energy%20Plan.pdf ; https://www.essexchambers.co.uk/grapevine/grapevine-december-2025/6-million-heat-essex-programme-launches/ ; **climate change** https://www.essexdesignguide.co.uk/climate-change/ ;	N	N	N
Exeter (2026) Company Exeter City Living	SE	Y	Y	Y	Y	Y	**Council strategy** https://exeter.gov.uk/council-and-democracy/council-information/corporate-plan-2025-2028/introduction/ ; **housing strategy** https://committees.exeter.gov.uk/documents/s93157/Exeter%20Council%20Housing%20Strategy.pdf ; **HRA** https://committees.exeter.gov.uk/documents/s103078/Report%20-%20HRA%20Estimates%20Report%202026-27%20FINAL.pdf ; **empty homes** https://exeter.gov.uk/housing/empty-homes-service/report-an-empty-home/ ; **company** Exeter City Living https://committees.exeter.gov.uk/documents/s91814/Appendix%20A%20-%20ECL.pdf https://find-and-update.company-information.service.gov.uk/company/11410540 ; **master plans** and communities, **new neighbourhoods** https://www.liveableexeter.co.uk/garden-communities Water lane 980 homes https://www.liveableexeter.co.uk/garden-communities/garden-communities/water-lane/ , 12,000 homes in 8 communities most designated in 2020, HRA delivery 91 homes in St Thomas https://news.exeter.gov.uk/plans-for-new-council-housing-projects-in-exeter-welcomed/ , Whipton Road 91 homes of which 35 Passivhaus https://news.exeter.gov.uk/first-residents-move-into-new-exeter-council-homes/ Pendragon Road 100 affordable homes https://news.exeter.gov.uk/executive-backs-plan-to-facilitate-affordable-homes-off-pendragon-road/ , https://committees.exeter.gov.uk/documents/s99901/Pendragon+Road+Briefing+Slides_FINAL+presentation.pdf , 21 Passivhaus homes Brook House https://news.exeter.gov.uk/new-council-homes-and-retrofitting-provide-a-major-boost-to-tenants/ ; **acquisitions policy** since 2012; **regeneration** – sale of civic HQ for housing https://committees.exeter.gov.uk/documents/s103332/SMB.12.04%20Report%20-%20Use%20of%20City%20Council%20Assets%20to%20drive%20Regeneration%20-%20clean%201.pdf , Water Lane 2000 homes, East Gate 600 homes https://news.exeter.gov.uk/spotlight-on-exeter-at-major-national-investment-and-regeneration-event/ ; **retrofitting** https://committees.exeter.gov.uk/documents/s87372/Council%20Housing%20Retrofit%20Programme.pdf/ , https://news.exeter.gov.uk/free-energy-upgrade-guide-to-help-devon-homeowners-retrofit-their-homes/ , https://www.solarpowerportal.co.uk/solar-pv/700-council-homes-retrofitted-with-solar-panels-in-exeter , https://news.exeter.gov.uk/hundreds-more-council-homes-will-be-retrofitted-to-become-energy-efficient/ **climate change** Exeter City Futures https://www.globalcityfutures.com/exeter-city-futures/ , https://exeter.gov.uk/media/xw2dipbh/net-zero-exeter-2030-plan-pu.pdf ;	Y	Y	N
Fareham (2026) Company Aspect	SE	Y	Y	Y	Y	Y	**Council strategy** https://moderngov.fareham.gov.uk/documents/s34535/Appendix%20B%20-%20Executive%20Report%20-%20Appendix%20A-%20Draft%20Corporate%20Strategy%202023-2029.pdf ; affordable **housing strategy 2025** https://moderngov.fareham.gov.uk/documents/s45790/Appendix%20A%20-%20Affordable%20Housing%20Strategy%202025.pdf ; **HRA** https://moderngov.fareham.gov.uk/ieDecisionDetails.aspx?Id=2737 ; **acquisitions** policy https://moderngov.fareham.gov.uk/ieDecisionDetails.aspx?AIId=26770 ,	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Community Building Ltd							https://moderngov.fareham.gov.uk/documents/s42268/Fareham%20Housing%20Acquisitions%20Disposals%20and%20Tenure%20Changes.pdf , site acquisition for affordable housing Fareham Park area https://moderngov.fareham.gov.uk/ieDecisionDetails.aspx?AIId=28628 , site acquisitions for HRA update ; completed developments since 2023 Queens Road 2 homes, Porchester 16 homes, Hill Head 11 homes Sarisbury Green 9 homes, Titchfield 1 home , under construction Porchester 60 homes, Stubbington 4 homes, in development Fareham Foresters Hall 23 homes, Fort Fareham 20 homes, Stubbington regeneration of existing 33 homes, Fareham Park range of sites https://moderngov.fareham.gov.uk/documents/s45306/Fareham%20Housing%20Development%20Sites%20Update%20Report.pdf ; empty homes https://www.fareham.gov.uk/housing/landlords_and_private_housing/emptyhomes.aspx ; https://moderngov.fareham.gov.uk/documents/s45306/Fareham%20Housing%20Development%20Sites%20Update%20Report.pdf ; **empty homes** https://www.fareham.gov.uk/housing/landlords_and_private_housing/emptyhomes.aspx ; **company** Aspect building Communities Ltd https://www.room151.co.uk/news-in-brief/eastleigh-expected-to-dissolve-housing-company/ ; **masterplan and regeneration and JV** Fareham Town centre 600 homes partner in process of selection https://moderngov.fareham.gov.uk/documents/s46091/Fareham%20Town%20Centre%20Masterplan%20Report.pdf **; JV** with Buckland Development Ltd for **garden village** Welbourne 6000 homes https://www.welborne.co.uk/ https://www.fareham.gov.uk/welborne/intro.aspx ; **retrofitting** warm homes https://www.fareham.gov.uk/housing/repairs_and_improvements/warmhomes.aspx , https://www.fareham.gov.uk/housing/landlords_and_private_housing/energyefficiency.aspx , **climate change** https://www.fareham.gov.uk/PDF/housing/GreenerPolicy.pdf ;			
Fenland (2026) Company Fenland Futures Ltd	E/C PCA	N	N	Y	Y	Y	**Council strategy** https://www.fenland.gov.uk/localgov/documents/s18153/Draft%20Business%20Plan%202026-27.pdf ; **company** Fenland Futures ltd https://find-and-update.company-information.service.gov.uk/company/12659496 ; JV Eqans and Clarion to retrofit 200 homes https://www.fenland.gov.uk/article/17861/New-recruits-needed-to-meet-green-homes-capacity-challenge ; https://www.fenland.gov.uk/localgov/mgAi.aspx?ID=10854 ; **acquisition** fund https://opencouncil.network/councils/fenland/decisions/92848 **; JV** with Amplius to build 63 affordable homes https://www.longhurst-group.org.uk/news/work-starts-on-63-affordable-homes-near-wisbech/ ; **Masterplan** Wisbech 1450 homes , regeneration plan 12,000 homes https://www.fenland.gov.uk/media/22683/Wisbech-Regeneration-Plan-2025/pdf/Wisbech_Regeneration_Plan_2025.pdf?m=1764168837167 ; **retrofitting** https://www.fenland.gov.uk/article/18624/Home-Energy-Efficiency-Grants , https://www.fenland.gov.uk/article/16010/Warmer-greener-and-cheaper-homes-as-government-opens-a-triple-win-upgrade-for-social-housing ; **climate change** https://cambridgeshirepeterborough-ca.gov.uk/what-we-deliver-archive/environment/cambridgeshire-cop/local-councils-across-cambridgeshire-tackling-climate-change/	Y	N	N
Folkestone and Hythe (2026) Company Otterpool Park	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.folkestone-hythe.gov.uk/downloads/file/5961/fh-corporate-plan-2025 ; **housing strategies** https://www.folkestone-hythe.gov.uk/downloads/download/89/housing-strategies **; HRA** https://www.folkestone-hythe.gov.uk/finances-audit/housing-revenue-account ; **acquisitions** 6 homes via s106 https://www.folkestone-hythe.gov.uk/news/article/401/council-commitment-to-affordable-homes-continues, **Shorncliffe** 40 homes https://www.folkestone-hythe.gov.uk/regeneration-housing-projects/affordable-homes ; **delivery action** plan https://www.folkestone-hythe.gov.uk/downloads/file/6073/housing-delivery-action-plan-v2 , 20 new affordable homes in Hythe https://www.folkestone-hythe.gov.uk/regeneration-housing-projects/affordable-homes , https://www.folkestone-hythe.gov.uk/news/article/380/affordable-homes-in-district-taking-shape with high energy standards ; **empty homes** https://www.folkestone-hythe.gov.uk/housing/reporting-owning-empty-property ; **company/ masterplan/garden community** Otterpool Park 8500 homes https://www.otterpoolpark.org/ and **JV** with Homes England https://www.folkestone-hythe.gov.uk/news/article/417/otterpool-park-collaboration-agreement-renewed ; **regeneration** Ship St 136 homes https://www.folkestone-hythe.gov.uk/regeneration-housing-projects/housing-ship-street , Biggins Wood 77 homes https://www.folkestone-hythe.gov.uk/regeneration-housing-projects/housing-biggins-wood ; **retrofitting** https://www.folkestone-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							hythe.gov.uk/climate-change/retrofitting-homes , https://folkestone-hythe.moderngov.co.uk/documents/s44873/20210442-FHDC%20Net%20Zero%20Toolkit-WS3-Retrofit-Rev%20E.pdf , https://www.folkestone-hythe.gov.uk/climate-change/energy-use , https://www.folkestone-hythe.gov.uk/news/article/308/green-home-improvements-continue-in-2025 ; **climate change** https://www.folkestone-hythe.gov.uk/downloads/file/6269/district-wide-carbon-strategy-2026 ;			
Forest of Dean (2026) Company Publica Group	SW	Y	Y	Y	Y	Y	**Council strategy** https://www.fdean.gov.uk/media/5cvhr4dn/forest-of-dean-district-council-plan-2024-to-2028-v2.pdf ; **Housing Strategy** https://www.fdean.gov.uk/media/h31nipfo/forest-of-dean-draft-housing-strategy-2020-2024.pdf ; empty homes https://www.fdean.gov.uk/housing/private-housing/empty-homes/ ; **masterplan, new community** Glynchbrook 13000 new homes; **company** Publica Group with West Oxfordshire and Cotswold DC https://find-and-update.company-information.service.gov.uk/company/10580416/persons-with-significant-control , https://publicagroup.uk/ ; **retrofitting** https://www.fdean.gov.uk/environment/climate-action/home-energy-efficiency-upgrade-advice-and-support/ , https://www.fdean.gov.uk/media/ks1jglwl/warm-homes-local-grant-welcome-booklet.pdf , https://www.fdean.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/ ; **climate change** https://www.fdean.gov.uk/media/le3ivv5b/climate-emergency-rapid-action-plan.pdf ; **CLT** https://www.aster.co.uk/news/pioneering-community-homes-break-ground-in-forest-of-dean 12 affordable homes ;	Y	N	N
Fylde (2026)	NW/LCCA	Y	N	N	N	N	Housing **acquisitions** using s106; **empty homes** initiative https://new.fylde.gov.uk/resident/housing/affordable-housing/empty-homes/ ;	N	N	N
Gateshead (2026)	NE/NEMSA	Y	Y	Y	Y	Y	**Council strategy** https://www.gateshead.gov.uk/article/32297/Corporate-Plan-2025-2030?action=Print&model=%2332297+-+%27Corporate+Plan+2025+-+2030%27%3a+document ; **housing strategy** https://www.gateshead.gov.uk/media/4816/Housing-strategy/pdf/Gateshead_Housing_Strategy_2019_30.pdf?m=1553621892247 ; **HRA** business plan 2025-2055 https://www.gateshead.gov.uk/article/29840/Introduction ; HRA delivery 500 affordable homes in period 2025-2030 https://www.gateshead.gov.uk/article/35823/Gateshead-Council-launches-ambitious-new-homes-programme including **JV** delivery with HUSK for 5 energy efficient brownfield bungalows https://www.gateshead.gov.uk/article/35823/Gateshead-Council-launches-ambitious-new-homes-programme ; housing investment plan 2026 -2031 £311m https://www.gateshead.gov.uk/article/36651/Gateshead-Council-unveils-311m-housing-investment-plan ; **regeneration** Gateshead town southern gateway 1000 homes https://www.gateshead.gov.uk/article/36135/High-Street-South-regeneration-moves-forward-with-site-acquisitions ; JV Glasper Village with Taylor Wimpey 252 homes https://dwfgroup.com/en/news-and-insights/press-releases/2026/4/dwf-advises-gateshead-council-on-clasper-village-redevelopment , https://www.gateshead.gov.uk/article/37283/New-252-home-development-planned-by-housebuilder-for-key-Gateshead-site , https://www.bbc.co.uk/news/articles/cpqxeyly992o ; **masterplan** Exemplar https://www.gateshead.gov.uk/article/3092/Exemplar-Neighbourhood-Masterplan-and-Supplementary-Planning-Document ; regeneration plan 9500 new homes https://www.gateshead.gov.uk/article/1792/Regeneration ; JV with Vistry Home Group and Homes England Gateshead Regeneration Partnership Sites in Birtley, Saltwell, High Spen and the town centre are currently being built, adding up to 430 new homes. In 2026, four sites totalling 400 homes Brandling in Felling, Elisabethville in Birtley, Dixon Street in Teams and on the former council house site in Beacon Lough 830 homes in total https://www.gateshead.gov.uk/article/35864/Gateshead-Regeneration-Partnership-submits-plans-for-440-new-homes-across-four-key-sites ; 200 homes in Felling funded by Homes England and NECA https://www.gateshead.gov.uk/article/36333/Regeneration-delivery-plans-Neighbourhoods-and-local-centres ; **retrofitting** https://www.gateshead.gov.uk/article/3526/Energy-efficiency-and-heating-grants ; **climate change** https://gateshead.moderngov.co.uk/documents/s45406/Climate+Emergency+Update.pdf	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Gedling (2026)	EM/EM CCA	N	N	E	N	N	**Council strategy**https://www.gedling.gov.uk/sites/default/files/2026-03/GedlingCouncil_Plan_2026-28.pdf; **Housing strategy 2025-2030** https://democracy.gedling.gov.uk/documents/s44087/Appendix%201%20-%20Housing%20Strategy%202025-2030.pdf ; **acquisitions** budget £2m https://democracy.gedling.gov.uk/documents/s34094/Report%20to%20Cabinet%20-%20Burton%20Road%20and%20Station%20Road%20Final.pdf ; **empty homes** https://www.gedling.gov.uk/housing/empty-properties ; **masterplan** Arnold 54 homes https://democracy.gedling.gov.uk/documents/s42070/Background%20doc%20-%20Ambition%20Arnold%20Visionary%20Masterplan%20Cabinet%20Report.pdf ; **urban extensions** Top Wighay Farm 805 homes https://www.persimmonhomes.com/news/plans-submitted-for-new-homes-near-hucknall , Teal Close 1300 homes https://www.gedlingeye.co.uk/residents-to-have-their-say-about-where-hundreds-of-homes-could-be-built-near-their-villages/ ; ; **retrofitting** https://www.gedling.gov.uk/national-empty-homes-week-2026 , https://democracy.gedling.gov.uk/ieDecisionDetails.aspx?Id=1661 , with combined authority https://democracy.gedling.gov.uk/documents/s35980/Appendix%20A.pdf ; **climate change** programme https://gateshead.moderngov.co.uk/documents/s45406/Climate+Emergency+Update.pdf , https://democracy.gedling.gov.uk/ieDecisionDetails.aspx?Id=1290 . https://www.gedling.gov.uk/environment-and-climate/carbon-management-strategy	N	N	N
Gloucester City (2026)	SW	N	E	Y	Y	Y	**Council strategy** https://www.gloucester.gov.uk/media/gobgo2px/corporate-plan-2025-to-2028.pdf ; **acquisition** https://democracy.gloucester.gov.uk/documents/s10715/pt28090aAppx1%20BuyBackPolicy%20-%20Cab%20Brfg%2013%20Oct.pdf , for TA 19 properties acquired https://democracy.gloucester.gov.uk/documents/s63749/Temporary%20Accommodation%20Acquisition%20Programme%20Update.pdf ; **urban extension** 2000 homes Innsworth ; **JV** with Rooftop HA for urban village 300 homes on former council land https://www.gloucester.gov.uk/news/2023-news/deal-signed-to-bring-new-urban-village-to-gloucester-creating-hundreds-of-affordable-homes/ https://democracy.gloucester.gov.uk/ieDecisionDetails.aspx?ID=1136 ; **regeneration** Greyfriars Quarter 240 homes https://www.gloucester.gov.uk/news/2023-news/green-light-for-11-million-greyfriars-quarter-to-transform-gloucester-city-centre/ ; **retrofitting** https://www.gloucestershire.gov.uk/planning-and-environment/greener-gloucestershire-dashboard/useful-information/climate-leadership-gloucestershire-clg/greener-gloucestershire-action-plan/retrofit/ , https://www.gloucester.gov.uk/news/2025-news/gloucestershire-councils-partner-with-furbnow-to-help-thousands-transform-homes-to-become-more-energy-efficient-through-innovative-new-service https://www.gloucester.gov.uk/housing/hmo-licences/energy-efficiency-home ; **climate change** https://www.gloucester.gov.uk/media/cvtphjwt/appendix-b-gloucester-climate-change-strategy-final.pdf , / https://www.gloucester.gov.uk/news/2025-news/bold-new-strategy-to-green-gloucester/	Y	N	N
Gloucestershire CC (2026)	SW	N	N	N	Y	N	**Council strategy** https://www.gloucestershire.gov.uk/media/5p3jxmop/gcc_4617-council-strategy-strategy-2025-2029_dev4-updated.pdf	N	N	N
Gosport (2026)	SE	N	Y	Y	Y	Y	**Council strategy** https://www.gosport.gov.uk/media/6785/Council-Plan-2025-2026/pdf/gosport-corporate-plan-nov-2025-aa-accessible.pdf?m=1763544789343 ; **HRA** https://democracy.gosport.gov.uk/documents/s6443/Business%20Plan%20update%2026-27%20008.pdf ; https://democracy.gosport.gov.uk/documents/g535/Public%20reports%20pack%2020th-Jan-2026%2018.00%20Housing%20Board.pdf?T=10 ; 15 new council homes Passivhaus standard https://ecda.co.uk/projects/gosport-affordable-passivhaus-homes https://www.gosport.gov.uk/article/2356/New-Homes-in-Gosport ; **JV** with Kier for maintenance and TA https://www.kier.co.uk/discover-our-projects/gosport-borough-council/ ; **retrofitting** https://www.gosport.gov.uk/sustainable-energy , https://energysavinggrants.org/energy-company-obligation-eco-grants/gosport-borough-council/ ; **climate change** https://energysavinggrants.org/energy-company-obligation-eco-grants/gosport-borough-council/ ;	Y	Y	N
Gravesham (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.gravesham.gov.uk/downloads/file/813/corporate-plan-2023-27-accessible-version-final- ; **housing development strategy** 2025-2029 https://www.gravesham.gov.uk/downloads/file/785/housing-development-strategy , 48 homes built by **HRA** ; company Rosherville https://www.rosherville services.co.uk/property-development/ ; **JV** Rosherville and Reef Group 242 BTR	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Company Rosherville							homes at the Charter https://www.gravesham.gov.uk/news/article/109/work-restarts-at-the-charter **masterplan** Northfleet Harbourside 3500 homes https://www.kentonline.co.uk/gravesend/news/council-steps-in-to-buy-34-new-flats-for-affordable-homes-pr-336029/ ; **regeneration** Ebbsfleet 15,000 homes https://www.roshervilleservices.co.uk/property-development/ ; **retrofitting** https://www.gravesham.gov.uk/climate-change-3/retrofitting-homes , https://www.gravesham.gov.uk/climate-change-3/energy-saving-advice/2 , https://www.gravesham.gov.uk/news/article/264/funding-awarded-to-improve-energy-efficiency-in-240-council-homes ; https://www.gravesham.gov.uk/journey-net-zero/business-journey ; **climate change** https://www.gravesham.gov.uk/downloads/file/774/climate-change-strategy ;			
Great Yarmouth (2026)	E	Y	Y	Y	Y	Y	**Council strategy** https://docs.great-yarmouth.gov.uk/media/8662/The-Plan-2025-2030/pdf/CORPORATE_PLAN_2025-2030.pdf?m=1750943346390 ; **housing strategy** https://www.great-yarmouth.gov.uk/article/12766/Great-Yarmouth-Borough-Council-urges-people-to-take-part-in-new-Housing-Strategy-consultation ; HRA https://www.great-yarmouth.gov.uk/article/11351/5-Housing-Revenue-Account**; acquisitions** 82 homes at the Conge https://www.greatyarmouthmercury.co.uk/news/25604150.plans-82-new-homes-conge-great-yarmouth-progress/ **; empty homes** https://www.great-yarmouth.gov.uk/article/5409/Empty-homes ; **JV with** Broadland and Orwell HAS https://www.great-yarmouth.gov.uk/article/11821/Great-Yarmouth-Borough-Council-signs-major-new-strategic-partnership-with-leading-housing-association ; **Masterplan** North Quay 120 homes https://www.great-yarmouth.gov.uk/article/15274/Ambitious-plan-unveiled-for-North-Quay-Great-Yarmouth-s-most-significant-development-in-a-generation , https://www.great-yarmouth.gov.uk/article/10236/North-Quay-regeneration-land-assembly ,Gorleston masterplan 512-550 homes https://www.great-yarmouth.gov.uk/gorleston-seafront-masterplan ; **retrofitting** https://www.great-yarmouth.gov.uk/article/10102/Free-energy-efficiency-improvements-for-homes-in-the-borough-of-Great-Yarmouth , https://www.great-yarmouth.gov.uk/article/13502/Great-Yarmouth-Borough-Council-wins-award-for-energy-efficiency-work-to-improve-homes ; https://www.great-yarmouth.gov.uk/article/13718/Great-Yarmouth-Borough-Council-awarded-more-than-8m-to-upgrade-homes-and-reduce-bills-for-residents ; **climate change** https://www.great-yarmouth.gov.uk/climate-change-and-sustainability/individuals-and-communities ; Great Yarmouth **CLT** https://www.great-yarmouth.gov.uk/article/6302/Great-Yarmouth-Community-Land-Trust Flegg CLT https://www.great-yarmouth.gov.uk/article/6303/Flegg-Community-Land-Trust , Lothingland CLT https://www.great-yarmouth.gov.uk/article/6305/Lothingland-Community-Land-Trust ;	Y	Y	N
Greenwich (2026) Company Meridian Home Start	L/G LA	Y	Y	Y	Y	Y	**Council strategy** https://www.royalgreenwich.gov.uk/downloads/file/6029/our_greenwich_corporate_plan ; **housing strategy** https://www.royalgreenwich.gov.uk/sites/default/files/2025-03/Summary_of_Housing_Strategy.pdf ; HRA https://committees.royalgreenwich.gov.uk/ieDecisionDetails.aspx?Id=1215 ; **HRA** Greenwich Builds 740 homes https://www.royalgreenwich.gov.uk/info/200312/greenwich_builds **; acquisitions** https://committees.royalgreenwich.gov.uk/ieDecisionDetails.aspx?Id=483 ; https://committees.royalgreenwich.gov.uk/documents/s7687/Council%20Homes%20Acquisition%20Programme.pdf 150 homes; **company** Meridian Home Start community benefits society and RP https://www.meridianhomestart.org/ including Sandpit Place 32 homes; Jack's Acre 29 homes, Carnbrook Road 35 homeshttps://www.meridianhomestart.org/our-developments/ and progress 3 further council owned sites Artillery Place, Penmon Road, and Sewell Road ; **JV** with Notting Hill RP 800 homesshttps://www.royalgreenwich.gov.uk/info/200200/regeneration/142/woolwich_regeneration/5 , One Woolwich JV with PA housing 1600 homes, JV Thamesmead Waterfront with Peabody and Lendlease 15,000 new homes; **JV** Kidbrooke with Berkeley Homes and L and Q 5000 homes ; **regeneration** Greenwich Riverside 2158 homes on 7 sites https://www.royalgreenwich.gov.uk/info/200200/regeneration/1819/greenwich_regeneration , Abbey Wood 1700 homes https://www.royalgreenwich.gov.uk/info/200200/regeneration/1820/thamesmead_and_abbey_wood_regeneration , Plumstead Housing Zone 1512 homes https://www.royalgreenwich.gov.uk/info/200200/regeneration/1821/plumstead_regeneration/6 , Kidbrooke 4400 homes https://www.royalgreenwich.gov.uk/info/200200/regeneration/204/kidbrooke_regeneration ; **retrofitting** https://www.royalgreenwich.gov.uk/housing/our-responsibilities-council-landlord/how-were-improving-our-council-homes/energy ;	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.royalgreenwich.gov.uk/info/200342/carbon_neutral_plan/2321/carbon_neutral_plan/5 , https://www.royalgreenwich.gov.uk/news/2026/warmer-healthier-homes-major-energy-efficiency-boost-over-1000-royal-greenwich-council ; **climate change** https://www.royalgreenwich.gov.uk/info/200342/greener_greenwich/2321/carbon_neutral_plan/5 ; **CLT** 16 homes https://www.londonclt.org/susan-road-felixstowe-road			
Guildford (2026) Company North Downs Housing	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.guildford.gov.uk/article/17282/Corporate-Strategy-2024-2034 ; **housing strategy** 2025-2034 https://guildford.gov.uk/article/27365/Housing-strategies ; **HRA** https://democracy.guildford.gov.uk/documents/s42825/Item%2010%20-%20HRA%20Budget%202026-27.pdf ; **acquisitions** https://democracy.guildford.gov.uk/mgConvert2PDF.aspx?ID=43609 ; 24 homes Ash https://www.getsurrey.co.uk/news/surrey-news/surrey-council-steps-buy-new-33732383 , 1 home Guildford https://democracy.guildford.gov.uk/mgIssueHistoryHome.aspx?IId=20969 , s106 homes https://democracy.guildford.gov.uk/ieDecisionDetails.aspx?Id=4482 ; Weyside **urban village** 1500 homes https://www.weysideurbanvillage.co.uk/ , **urban extension** 1720 including 700 affordable Gosden Hill Farm , 438 homes at the station. Recent demolition has begun on old council homes for a 1,000-home **regeneration** in Westborough/Park Barnhttps://www.guildford.gov.uk/westboroughandparkbarn , St Mary's Wharf183 homes; **JV with** Wates Guildford Park Road 248 homes from redeveloped car park https://www.wates.co.uk/news/residential-development/residential/were-partnering-with-guildford-borough-council/ , https://www.guildford.gov.uk/article/26982/Find-out-about-Guildford-Park-Road ; **JV** with St Edward in North St 477 sustainable homes ; **company** North Downs Housing https://democracy.guildford.gov.uk/ieDecisionDetails.aspx?AIId=18131 , https://democracy.guildford.gov.uk/documents/s33940/Item%2006%20-%20Exec%20Shareholder%20Committee%20august%2023%20NDH%20v1.0%201.pdf ; **retrofitting** https://www.guildford.gov.uk/article/24353/Apply-for-a-home-improvement-grant ; https://www.guildford.gov.uk/article/22796/Heating-insulation-and-renewable-energy-help ;	Y	Y	N
Hackney (2026) Company Hackney Housing	L/G LAY	Y	Y	Y	Y	Y	**Council strategy** https://docs.google.com/document/d/1889JhauPdStDcl4atKvvuLe1HxbwbyFkaVSJCRN-bLo/edit?tab=t.0 ; **housing strategy** https://www.hackney.gov.uk/council-and-elections/policies-strategies-and-statistics/plans-and-strategies/hackney-housing-strategy#toc-housing-strategy-position-statement-for-2024-to-2025 ; **HRA** https://hackney.moderngov.co.uk/documents/s90814/15%20-%20F%20S324%20Housing%20Revenue%20Account%20Budget%202025-26%20Including%20Tenants%20Rents%20and%20Service%20Charges.pdf ; Building new council homes project 2022-2026 400 council homes on 15 council sites of which 75% for social rent https://www.hackney.gov.uk/planning-and-building/hackney-building/building-new-council-homes part of 972 homes being delivered https://news.hackney.gov.uk/news/more-new-council-homes-coming-soon-to-hackney ; **acquisitions** including over 100 former RTBs https://hackney.moderngov.co.uk/documents/s95960/Dec%202025%20Capital%20Update%20Property%20Disposal%20Acquisition%20Report.pdf ; **empty homes** https://www.hackney.gov.uk/housing/private-tenants-and-landlords/private-landlords/empty-properties ; **company** Hackney Housing PRS https://hackney.moderngov.co.uk/documents/s69165/160320%20Housing%20Company%20App%203.pdf https://find-and-update.company-information.service.gov.uk/company/11738936/officers ; **JV** with Berkeley Homes and Notting Hill Genesis at Woodberry Down 5500 homes http://hackney.gov.uk/planning-and-building/regeneration/woodberry-down ; **regeneration** 55 Morning lane supermarket site 450 -500 homes https://www.hackney.gov.uk/planning-and-building/regeneration/55-morning-lane ; **retrofitting** https://www.hackney.gov.uk/planning-and-building/retrofitting-existing-buildings , https://www.hackney.gov.uk/planning-and-building/planning-policies-and-local-plan/supplementary-planning-documents-and-guidance/retrofit-supplementary-planning-document-spd , https://consultation.hackney.gov.uk/planning/have-your-say-on-planning-guidance-in-hackney/user_uploads/information-pack.pdf ; https://hackney.moderngov.co.uk/mgAi.aspx?ID=42519 ;	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Halton (2026)	NW/LCR	N	N	Y	Y	Y	**Council strategy** https://www3.halton.gov.uk/Documents/council%20and%20democracy/corporateplan.pdf ; **Housing Strategy** https://www3.halton.gov.uk/Documents/council%20and%20democracy/housing/housingstrategy.pdf ; **empty homes** https://www3.halton.gov.uk/Pages/CouncilandBenefits/emptyhomes.aspx ; **JV** Foundry Lane 300 homes with Cityheart and Plus Dane housing https://www.plusdane.co.uk/about-plus-dane/news-unity/news/progress-at-foundry-lane-widnes/ ; **regeneration** Runcorn Vision several thousand homes https://www3.halton.gov.uk/Documents/business/regeneration/runcornvision.pdf ; regeneration Widnes 630 homes https://www.placenorthwest.co.uk/halton-sets-widnes-regeneration-proposals-in-motion/ ; urban extension Sandymoor 2000 homes https://www.placenorthwest.co.uk/last-phase-of-runcorn-resi-masterplan-to-get-final-sign-off/ ; **retrofitting** https://www3.halton.gov.uk/Pages/planning/greenhomesgrant.aspx , https://energysavinggrants.org/energy-company-obligation-eco-grants/halton-borough-council/, https://councillors.halton.gov.uk/documents/s29194/home%20PDF.pdf ; **climate change** https://moderngov.halton.gov.uk/documents/s69546/EUR%20PPB%20-%20Climate%20Change%20Plan%20-%20App1.pdf.pdf **CLT** Runcorn https://reconnectingruncorn.info/reconnecting-runcorn-a-town-transformed/ ;	Y	N	N
Hammersmith and Fulham (2026) Company Hand F developments	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://democracy.lbhf.gov.uk/documents/s126185/Appendix%201%20HF%20Corporate%20Plan%202023-2026.pdf ; **housing strategy** https://www.lbhf.gov.uk/housing/housing-strategies/housing-strategy-2021-2026 ; **HRA** building 1800 homes https://democracy.lbhf.gov.uk/documents/s130471/HRA%20Budget%20Report%2025.26.pdf ; Farm Lane 31 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/farm-lane ; Hartopp 134 energy efficient homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/hartopp-point-and-lannoy-point ;Lillie Rd 42 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/lillie-road-development ; civic campus 204 homes https://www.lbhf.gov.uk/civic-campus ; Avonmore Primary School 91 homes https://www.lbhf.gov.uk/children-and-young-people/schools-and-colleges/primary-schools-are-fit-future ; Barclay Close 3 homes; Becklow Gardens 20 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/becklow-gardens ; Edith Summerskill House 133 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/edith-summerskill-house ; Mund St former school site 107 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/mund-street ;Old Laundry Yard 40 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/old-laundry-yard ; Pearscroft Road 38 flats https://www.lbhf.gov.uk/housing/building-homes-and-communities/pearscroft-road ; The Grange 8 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/grange ; White City Central 253 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/white-city-central ; **acquisitions** https://democracy.lbhf.gov.uk/documents/s126347/Acquisition%20of%2011%20Tamarisk%20Square%20-%20Decision%20Report%20FINAL.pdf ; 95 homes in Fulham and 133 on Chelsea Botanica site https://www.lbhf.gov.uk/news/2026/03/hf-welcomes-95-genuinely-affordable-homes-fulham ; https://www.lbhf.gov.uk/news/2026/02/hf-welcomes-264-new-boutique-homes-fulham ; **company** H and F Developments – to be closed when developments completed; H and F Developments 2 https://democracy.lbhf.gov.uk/documents/s134486/LBHF%20Companies%20and%20LLPs%20Update.pdf **JV** West King St Renewal https://democracy.lbhf.gov.uk/documents/s134486/LBHF%20Companies%20and%20LLPs%20Update.pdf ; JV HFS Developments LLP https://democracy.lbhf.gov.uk/documents/s134486/LBHF%20Companies%20and%20LLPs%20Update.pdf ; **retrofitting** https://www.lbhf.gov.uk/housing/council-tenants/improving-energy-efficiency-council-homes ; https://www.lbhf.gov.uk/housing/council-tenants/improving-energy-efficiency-council-homes/warm-homes-programme ; https://democracy.lbhf.gov.uk/documents/s131592/Adopting%20the%20HF%20Council%20Housing%20Retrofit%20Strategy.pdf ; **climate change** https://www.lbhf.gov.uk/environment/climate-and-ecological-emergency ;	Y	Y	N
Hampshire CC (2026)	SE	Y	Y	Y	Y	Y	**JV** Manydown including Manydown N with U and I and Manydown South **Garden Community** https://democracy.hants.gov.uk/documents/s142717/4%20Manydown%20Update-2026-01-22-EMH2050%20Decision%20Day.pdf 3250 homes;	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Harborough (2026)	EM	N	Y	N	N	N	**Council strategy** https://www.harborough.gov.uk/directory_record/472/corporate_plan ; **acquisitions** https://www.harborough.gov.uk/news/article/1817/council_buys_properties_to_help_tackle_homelessness **; empty homes** https://www.harborough.gov.uk/info/20017/housing/196/empty_properties **; urban extensions** NW Harborough 1500 homes, Lutterworth East 2750 homes https://www.leicestershire.gov.uk/news/plan-set-out-to-kickstart-lutterworth-east-development ; **retrofitting** https://www.harborough.gov.uk/news/article/1623/join_harborough_solar_together_to_save_on_renewable_energy_and_help_cut_carbon_emissions ; **climate change** https://www.harborough.gov.uk/downloads/file/7101/climate_emergency_action_plan ;	N	N	N
Haringey (2026) Company LLP	L/G LA	Y	Y	Y	N	Y	**council strategy** https://haringey.gov.uk/sites/default/files/2024-08/haringey_corporate_delivery_plan_2024-2026.pdf ; **housing strategy** https://haringey.gov.uk/housing/housing-news-policies/housing-strategies-policies-and-plans/housing-strategy ; **HRA** https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=81568 ; homes target 3000 by 2031; **acquisitions** 565 council homes in Tottenham https://www.minutes.haringey.gov.uk/ieDecisionDetails.aspx?ID=3416 ; 12 council homes https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=84466 , 76 council homes https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=83387 , policy on acquisition larger family homes https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=80557 , 32 council homes https://www.minutes.haringey.gov.uk/documents/s153517/255%20Lordship%20Lane%20acquisition%20of%2032%20council%20homes%20-%20Part%20A%20Open%20report.pdf ; 29 council homes Wood Green https://www.minutes.haringey.gov.uk/documents/s150933/76%20Mayes%20Road%20acquisition%20of%2029%20council%20homes%20-%20Part%20A%20Open%20report.pdf , 104 council homes from Berkeley Tottenham Hale 104 council homes from Berkeley Tottenham Hale ; 78 council homes at Mecca Bingo site https://www.minutes.haringey.gov.uk/documents/s148196/Acquisition%20of%2078%20Council%20homes%20at%20the%20Mecca%20Bingo%20site%20-%20Part%20A%20Open%20report1.pdf ; **empty homes** https://haringey.gov.uk/housing/private-sector-renting/empty-homes ; **company** policy including institutional finance using an LLP structure to acquire homes for TA https://www.minutes.haringey.gov.uk/documents/s154063/Funding%20affordable%20housing%20through%20long-term%20institutional%20finance.pdf ; council house building programme 2000 homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/about-programme , Tottenham Hale 600 homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/house-building-spotlights/transforming-tottenham-hale ; Wingspan Walk 272 Passivhaus homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/house-building-spotlights/wingspan-walk-ashley-road-depot ; Hale Wharf 180 homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/house-building-spotlights/hale-wharf ; Aaron Gayle Court 23 homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/house-building-spotlights/aaron-gayle-court ; **regeneration** Tottenham 10,000 homes https://haringey.gov.uk/placemaking-community-development/tottenham ; **retrofitting** https://haringey.gov.uk/housing/council-tenants/repairs/major-housing-works/retrofit-programme-council-homes ; https://haringey.gov.uk/environment/climate/retrofit-design-guide/2-how-to-retrofit ; https://haringey.gov.uk/environment/climate/retrofit-design-guide/5-funding ; https://ecda.co.uk/projects/haringey-shdf-retrofits/ ; **climate change** https://haringey.gov.uk/news/20240522/haringey-uses-pioneering-approach-to-tackle-climate-emergency ; **CLT** Tottenham https://www.startharingey.co.uk/who-we-are	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Harlow (2026)	E	Y	Y	Y	Y	Y	**Council strategy** https://harlow.moderngov.co.uk/documents/s15429/Appendix%20A%20-%20Harlow%20Housing%20Strategy%20Summary%202020-2025.pdf ; **HRA** https://harlow.moderngov.co.uk/documents/s22948/Housing%20Revenue%20Account%20Budget%202023-24.pdf ; housing developments Perry Rd 20 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/perry-road-development , Staple Tye depot redevelopment 10 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/staple-tye-depot-development ; Parnall Road 10 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/parnall-road-development ; Awkwrights 8 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/arkwrights-development , The Yorkes 6 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/yorkes-development , Woodleys 6 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/woodleys-development ; Pyatt Field 5 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/pytt-field-development , Sherard's House 14 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/sherards-house-development ; Lower Meadow 8 acquired from Hill Group https://www.harlow.gov.uk/housing-and-garages/housing-developments/lower-meadow-development , Elm Hatch 7 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/elm-hatch-development , Potter House 5 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/potter-street-neighbourhood-office-development , Bushey Croft 16 homes from converted garage https://www.harlow.gov.uk/housing-and-garages/housing-developments/completed-housing-developments/bushey-croft-development , The Hill 2 homes https://www.harlow.gov.uk/housing-and-garages/housing-developments/completed-housing-developments/4-hill-development ; **acquisitions** https://www.harlow.gov.uk/news/council-set-take-control-rows-and-rothwell-house ; Hollybrook 172 homes https://www.harlow.gov.uk/news/major-development-secured-harlow-residents ; Terminus House https://www.harlow.gov.uk/news/harlow-council-set-buy-and-redevelop-terminus-house-its-most-bold-purchase-date ; **masterplan** Harlow and Gilston **Garden Community with** other councils 16,000 homes https://hggt.co.uk/about-us/ ; Harlow **Regeneration** Partnership including housing **JV** with Hill https://www.hrp-ip.co.uk/ ; **retrofitting** https://www.harlow.gov.uk/environment-and-animals/climate-and-sustainability/reduce-your-climate-impact , https://apse.org.uk/sites/apse/assets/File/Loretta%20Hoy.pdf ; **climate change** https://www.harlow.gov.uk/environment-and-animals/climate-and-sustainability/climate-change-action ;	Y	Y	N
Harrow (2026)	L/GLA	N	Y	Y	Y	Y	**Council strategy** https://www.harrow.gov.uk/downloads/file/33611/corporate-plan-2026-27 ; **housing strategy** https://www.harrow.gov.uk/downloads/file/26993/housing-strategy-2019-with-heading.pdf ; **HRA** https://moderngov.harrow.gov.uk/mgIssueHistoryHome.aspx?IId=114245&Opt=0 ; **acquisitions** for HRA https://moderngov.harrow.gov.uk/ieDecisionDetails.aspx?AIId=140224 ; **empty homes** https://www.harrow.gov.uk/housing-property/empty-properties ; **Homes for Harrow** programme https://www.harrow.gov.uk/housing-property/homes-harrow , Grange Farm estate regeneration 500 homes gross https://www.harrow.gov.uk/grangefarm , Brookside Close 9 new homes https://www.harrow.gov.uk/downloads/file/33254/Brookside_Close_Proposed_Site_Plan.pdf ; Chichester Court 26 homes https://www.harrow.gov.uk/downloads/file/33260/Chichester_Court_12.jpg ; Charles Crescent 5 homes https://www.youtube.com/watch?v=pXA22cuUDV8 ; **JV** Harrow Strategic Development Partnership with Wates https://moderngov.harrow.gov.uk/documents/b32724/Supplemental+Agenda+-+Harrow+Strategic+Development+Partnership+HSDP+Report+Tuesday+11-Mar-2025+18.pdf?T=9 ; https://find-and-update.company-information.service.gov.uk/company/OC435816 ; Byron Quarter 149 homes https://www.wates.co.uk/projects/residential-development/residential/london-borough-of-harrow/ ; Poets Corner 1000 homes; **regeneration** Harow Civic Centre 1000 homes https://delvapatmanredler.co.uk/latest-news/dpr-supports-planning-approval-for-harrow-civic-centre-regeneration/ ; **retrofitting** https://newframe.uk/2023/12/harrow-councils-first-semi-transparent-solar-canopy/ ; https://politicsuk.com/news/harrow-council-energy-efficiency/ ; **climate change** https://www.harrow.gov.uk/downloads/file/32432/HC_living_harrow_appendix02___FINAL.pdf ;	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Hart (2026)	SE	Y	N	N	Y	Y	**Council strategy** https://www.hart.gov.uk/sites/default/files/2026-03/Corporate-Plan-2026-2031.pdf ; **housing strategy** https://www.hart.gov.uk/sites/default/files/2026-03/Housing-Strategy-2026-2031-Final.pdf ; affordable housing delivery https://www.hart.gov.uk/housing/affordable-housing/new-developments with Vivid HA Albany Park 48 homes, Fleet with Vivid 74 homes, 16 homes with HAs tbc https://www.hart.gov.uk/housing/affordable-housing/new-developments **; empty homes** https://www.hart.gov.uk/housing/private-sector-housing/empty-properties **; JV** with Vivid HA ; **retrofitting** https://www.hart.gov.uk/impact-hart/your-retrofit-journey , https://www.hart.gov.uk/environment/climate-change-new/hows-council-tackling-climate-change/district-wide-activities , https://www.hart.gov.uk/events/sustainable-homes-and-gardens ; **climate change** https://www.hart.gov.uk/environment/climate-change ;	Y	N	N
Hartlepool (2026)	NE/ TVCA	N	Y	Y	N	Y	**Council strategy** https://www.hartlepool.gov.uk/downloads/file/504/council-plan-2030#:~:text=Page%207,%E2%80%A2 ; **Housing strategy** https://www.hartlepool.gov.uk/downloads/file/426/housing-strategy-2019-2024 ; housing action plan https://www.hartlepool.gov.uk/downloads/file/425/housing-strategy-action-plan-2019-2024 ; **HRA acquisition** https://www.hartlepool.gov.uk/downloads/file/918/23-226-purchase-of-42-chester-road ; 9 properties from Persimmon https://www.hartlepool.gov.uk/downloads/file/918/23-226-purchase-of-42-chester-road **; empty homes** https://www.hartlepool.gov.uk/private-sector-housing/empty-properties-hartlepool **; JV** Tees Valley CA Housing Partnership for affordable homes https://www.hartlepool.gov.uk/news/article/178/tees-valley-housing-partnership-launches-to-boost-the-delivery-of-affordable-homes ; **urban extension** 1250 homes https://www.planningresource.co.uk/article/1750371/council-approves-1260-home-urban-extension-greenfield-site; **Retrofitting** https://hartlepool-self.achieveservice.com/service/Warm_Homes_Hartlepool , https://www.hartlepool.gov.uk/climate-change/retrofitting-renewable-energy , https://www.eshgroup.co.uk/latest/news/esh-construction-appointed-to-deliver-21m-retrofit-scheme-across-tees-valley/ ; **climate change** https://www.hartlepool.gov.uk/climate-change ;	Y	Y	N
Hastings (2026) Company HHC	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.hastings.gov.uk/content/corp-plan-25-30/A4_HBC_CORPORATE_PLAN_2025.pdf ; **housing strategy** https://www.hastings.gov.uk/content/housingstrategy/Housing-Strategy-2025-2030.pdf ; **acquisitions** https://www.hastings.gov.uk/news/latest/continuing-tackle-housing-crisis/ ; 50 homes https://www.hastings.gov.uk/news/latest/housing-programme/ , more than 100 homes https://www.hastings.gov.uk/news/latest/housing-acquisition-100-homes/ ; 150 homes cumulative https://www.hastings.gov.uk/news/latest/housing-acquisition-successes/ ; using LAHF https://www.hastingsindependentpress.co.uk/articles/news/council-secures-funding-to-build-new-homes-for-those-in-need/ ; **empty homes** https://www.hastings.gov.uk/news/latest/empty-homes-week-2026/ ; **company** Hastings Housing Company (HHC) proposed to wind up and bring in house https://www.housingtoday.co.uk/news/hastings-council-poised-to-wind-up-wholly-owned-housing-company/5140119.article#:~:text=The%20Hastings%20Borough%20Council%20(HBC)%20is%20voting,All%20outstanding%20loans%20and%20interest%20are%20terminated ; Bexhill Road affordable housing scheme 16 homes MMC https://www.hastings.gov.uk/new-homes/bexhill-road-new-homes/ , https://www.hastings.gov.uk/news/latest/bexhill-road-work-starts/ **; regeneration** focus on empty homes https://www.hastings.gov.uk/news/latest/empty-homes-week-2026/ **; retrofitting** https://www.hastings.gov.uk/planning/advice/Renewable-energy/ ; https://www.hastings.gov.uk/housing/improvement/energy_efficiency/ ; **climate change** https://hastings.moderngov.co.uk/documents/s58043/2026%20Hastings%20Climate%20Strategy.pdf **; CLT** https://hastingscommons.com/about/community-land-trust/ , https://world-habitat.org/awards/winners/hastings-commons/	Y	N	N
Havant (2026)	SE	N	N	N	N	Y	**Council strategy** https://www.havant.gov.uk/media/9981/download?inline ; **housing strategy** https://www.havant.gov.uk/sites/default/files/2024-08/HOUSING%20STRATEGY%20-%20Approved%20-%201%20August%202024_0.pdf ; affordable homes **partnership** 19 homes for rent https://www.havant.gov.uk/news/2024/affordable-rent-buy-homes-havant-borough ; **acquisition** for TA https://havant.moderngov.co.uk/ieDecisionDetails.aspx?Id=730 ; **empty homes**	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.havant.gov.uk/housing/private-sector-housing/empty-properties; **Masterplan** Waterlooville Berewood **Garden Village** 2550 homes https://www.havant.gov.uk/sites/default/files/2025-12/Waterlooville%20Masterplan%20v5.pdf , https://www.graingerplc.co.uk/developments/the-grainger-collection-at-berewood ; **regeneration** strategy 4600 home including Berewood https://www.havant.gov.uk/media/7987/download?inline ; **urban extension** West of Waterlooville 2550 homes, Southleigh 2100 homes https://www.havant.gov.uk/regeneration-and-business/regeneration-havant-borough-overview **; retrofitting** https://www.havant.gov.uk/climate-change-and-environment/energy-efficiency , https://www.warmerhomes.org.uk/energy-saving-grants/havant ; https://www.havant.gov.uk/climate-change-and-environment/energy-strategies-and-grants/energy-strategies-and-grants-overview ; **climate change** https://www.havant.gov.uk/media/10293/download?inline ; **CLT** Emsworth https://emsworthclt.org.uk/ ;			
Havering (2026)	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://democracy.havering.gov.uk/documents/s78441/11.1+2025-27+Corporate+Plan+V1+004.pdf ; **HRA** https://democracy.havering.gov.uk/ieDecisionDetails.aspx?Id=9340 ; **acquisitions** funding from GLA fund https://www.havering.gov.uk/news/article/1443/havering-council-secures-23million-to-help-fund-new-homes-for-local-people ; 47 homes https://democracy.havering.gov.uk/ieDecisionDetails.aspx?AIId=33482 ; 160 homes https://democracy.havering.gov.uk/documents/s73629/17.%20Key-Part-Exempt-ED-Report-Bid%20for%20GLA%20Funding%20for%20the%20Council%20Housing%20Acquisition%20Programme%20v3.pdf ; **empty homes** https://www.havering.gov.uk/news/article/1719/havering-council-celebrates-sector-leading-performance-in-reducing-empty-homes; **JV** with Inspired Solutions development 600 BTR homes https://www.havering.gov.uk/news/article/1722/havering-cabinet-approves-major-build-to-rent-partnership-to-secure-long-term-affordable-homes ; **JV** with Wates https://www.wates.co.uk/projects/residential-development/residential/12-estate-regeneration-programme / Regeneration 12 sites Waterloo Estate 1380 homes https://www.havering.gov.uk/building-new-homes-havering-1 ; New Green 197 homes; Park Rise older person's village175 homes ; Chippenham Road 138 homes, Harold Hill Town Centre 478 homes, Brunswick Court 54 homes. Maygreen Crescent 295 homes, Delderfield House 22 homes; Dell Court 80 homes, Oldchurch Gardens 306 homes; **retrofitting** https://www.havering.gov.uk/news/article/1606/havering-council-celebrates-major-milestone-in-retrofit-programme , https://www.housingexecutive.co.uk/havering-council-looks-to-lead-the-way-in-social-housing-retrofit/ , https://democracy.havering.gov.uk/mgIssueHistoryHome.aspx?IId=48820&Opt=0 ; **climate change** https://www.havering.gov.uk/downloads/file/6573/climate_change_action_plan_2024_to_2027.pdf ;	Y	Y	N
Herefordshire (2026)	WM	Y	Y	Y	Y	Y	**Council strategy** https://www.herefordshire.gov.uk/media/v5wnuagl/herefordshire_council_plan_2024-28.pdf ; **housing strategy** https://www.herefordshire.gov.uk/media/1ewkbjnr/local_housing_strategy_2021-2026.pdf ; **registered provider** https://www.herefordshire.gov.uk/family-support/housing/social-housing/ target 2026 280 homes built or **acquired** 2025 achieved Our target was 270 new affordable homes to be built or acquired. We achieved 310 new affordable homes built or acquired, including :Delivered 149 dwellings in market towns and rural locations, Have brought 63 empty properties back in to use; acquisition 4 homes for TA https://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?IId=50054802&Opt=0 ; 28 homes for TA https://www.herefordshire.gov.uk/news/2025/august/council-decision-means-more-homes-for-people-in-need-of-emergency-accommodation/ ; fund https://councillors.herefordshire.gov.uk/documents/s50122394/Acquisition%20Fund%20For%20Housing%20Development%20main%20report.pdf ;empty homes https://www.herefordshire.gov.uk/family-support/housing/empty-properties-realising-their-potential/ ; **company** to be set up for 1000 homes https://www.housingtoday.co.uk/news/herefordshire-council-to-set-up-housing-development-company/5134857.article ; **urban extension** Lower Bullingham 846 homes https://councillors.herefordshire.gov.uk/mgAi.aspx?ID=72694 ; Leominster urban expansion 1600 homes https://www.richborough.co.uk/2025/10/08/planning-application-submitted-for-1000-homes-in-leominster/ https://www.pegasusgroup.co.uk/projects/leominster-sustainable-urban-extension/ **; retrofitting**	Y	N	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://councillors.herefordshire.gov.uk/documents/s50125506/Appendix+1+Energy+Efficiency+and+Retrofitting+in+Herefordshire.pdf ; warm homes https://www.herefordshire.gov.uk/warm-homes-local-grant ; https://councillors.herefordshire.gov.uk/mgAi.aspx?ID=69735 ; **climate change** https://www.herefordshire.gov.uk/media/t0sjcndn/climate_change_adaptation_plan_2023-28.pdf ; **CLT** Hereford https://herefordclt.org.uk/ ;			
Hertfordshire CC (2026)	E	Y	Y	Y	Y	Y	**JV** Chalkdene Developments with Morgan Sindall https://www.chalkdenedevelopments.co.uk/who-we-are/ target 500 homes.	Y	N	N
Hertsmere (2026)	E	Y	Y		Y	Y	**Council strategy** https://www.hertsmere.gov.uk/asset-library/hertsmere-vision-2026-28.pdf ; social rent homes Borehamwood https://www.hertsmere.gov.uk/news/breaking-ground-for-new-social-rent-homes-in-borehamwood ; **acquisitions** 3 homes https://hertsmere.moderngov.co.uk/ieDecisionDetails.aspx?Id=3278 ; Lyndhurst Farm 186 all affordable homes https://www.hertsmere.gov.uk/news/hertsmere-secures-historic-first-100-social-housing-development ; **empty homes** https://www.hertsmere.gov.uk/housing-private-property/private-sector-housing/empty-homes ; **JV** with Watford Community Homes I Hertsmere Living https://www.wcht.org.uk/annual-report-home/new-homes/ ; https://www.wcht.org.uk/about-us/our-news/our-new-joint-venture-brings-much-needed-homes-to-hertsmere/ ; https://find-and-update.company-information.service.gov.uk/company/14552256 ; https://www.hertsmerehomes.org.uk/Choice/uploads/Orchard%20Court%20-%20Further%20Information.pdf; ; **proposed urban extensions** 3750 dwellings https://www.hertsmere.gov.uk/newlocalplan, Golf Course 1100 homes https://www.hertsmere.gov.uk/newlocalplan ; **garden community** Redwell 6000 homes https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/HELAA-2018-Site-Info/HEL382c-additional-info.pdf ; **retrofitting** https://www.hertsmere.gov.uk/housing-private-property/private-sector-housing/home-improvements , https://www.hccsp.org.uk/building-retrofit.aspx , https://www.hertsmere.gov.uk/news/sign-up-for-solar-scheme-from-today-and-reduce-your-energy-bills , **climate change** housing https://www.hertsmere.gov.uk/asset-library/climate-change-and-sustainability-strategy-2025-20303.pdf ; **CLT** Ashwell https://www.ashwell.gov.uk/village-charities-and-trusts-/clt---community-land-trust/	Y	N	N
High Peak (2026)	EM/EM CCA	N	N	Y	Y	Y	**Council strategy** https://indd.adobe.com/view/e65d2765-c156-45c9-a17f-979d2d285208 ; **housing strategy** and delivery plan https://www.highpeak.gov.uk/article/1348/Housing-Strategy#h1 **HRA** business plan https://democracy.highpeak.gov.uk/documents/s16298/Appendix%20C%20Budget%20and%20Medium%20Term%20Financial%20Plan%20202021%20-%20202223.pdf ; **empty homes** https://www.highpeak.gov.uk/EmptyProperties ; **JV** Norse housing repairs https://www.facilitatemagazine.com/content/news/2022/07/05/norse-group-forms-new-company-midlands-councils	Y	Y	N
Hillingdon (2026)	L/G LA	N	Y	Y	Y	Y	**Council strategy** https://pre.hillingdon.gov.uk/downloads/file/1038/council-strategy-2022-2026 ; **housing strategy** https://pre.hillingdon.gov.uk/downloads/file/645/hillingdon-housing-strategy-2021-22-to-2025-26 ; **HRA** https://pre.hillingdon.gov.uk/downloads/file/27/appendices-ab-general-fund-capital-and-hra-budget-proposals ; **acquisitions** https://hillingdondocs.uk/decisions/2026/q1/1654-housing-revenue-account-new-general.html ; 12 homes in Uxbridge https://pre.hillingdon.gov.uk/news/article/111/council-acquires-new-homes-in-uxbridge ; 185 acquisitions using GLA funding ; 87 homes for TA https://pre.hillingdon.gov.uk/news/article/49/council-acquires-more-temporary-accommodation-to-meet-demand ; https://modgov.hillingdon.gov.uk/ieDecisionDetails.aspx?ID=3189 ; **RTB** buy back scheme slowed due to increased costs https://harrowonline.org/2026/04/09/hillingdon-council-buy-back-of-social-homes-hits-wall-due-to-ballooning-costs/ **; empty homes** https://pre.hillingdon.gov.uk/landlords/housing-buy-back-scheme **; JV** Higgins Hayes Town Centre **regeneration** 500 homes https://www.hillingdon.gov.uk/article/6389/Hayes-Town-Centre-Estate ; https://www.hi-higgins.co.uk/developments/hayes-town-centre-estate/project-overview/ ; https://www.higginspartnerships.co.uk/news/2026/building-affordable-homes-for-hillingdon-residents/ ; Yiewsley 95 homes ; **regeneration** Uxbridge town centre St Andrews Park former RAF base 1300 homes https://www.standrewsuxbridge.com/ ; **regeneration** West Drayton Morrisons site and former industrial estate 433 homes https://www.bdonline.co.uk/news/green-light-for-patel-taylors-433-home-regeneration-of-west-london-industrial-estate/5141903.article	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							; **retrofitting** https://pre.hillingdon.gov.uk/staying-independent/improvements-home ; https://www.localgov.co.uk/-Vent-Axias-Heat-Save-Helps-Hillingdon-Council-with--Carbon-friendly-Makeover/59168 ;			
Hinckley and Bosworth (2026)	EM	Y	N	N	Y	N	**Council strategy** https://www.hinckley-bosworth.gov.uk/corporateplan ; **HRA** https://moderngov.hinckley-bosworth.gov.uk/documents/s44123/Appendix%201%20and%202%20-%20HRA.pdf ; **empty homes** https://www.hinckley-bosworth.gov.uk/info/913/empty_homes; **urban extensions** Barwell 2600 homes https://www.hinckley-bosworth.gov.uk/info/200079/regeneration/1504/key_site_-_barwell_sue ; **retrofitting** https://www.hinckley-bosworth.gov.uk/info/200369/saving_energy/2008/energy_company_obligation_eco_scheme ; https://www.hinckley-bosworth.gov.uk/info/200321/home_improvement_grants_and_funding ; https://www.hinckley-bosworth.gov.uk/news/article/225/community_initiative_helps_residents_to_cut_cost_of_energy_bills	N	Y	N
Horsham (2026) Company Horsham District Homes	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.horsham.gov.uk/council-democracy-and-elections/finance-and-council-performance/council-plan-2023-2027 ; **housing strategy** https://www.horsham.gov.uk/news/2026/01/council-adopts-new-four-year-housing-and-homelessness-strategy ; **empty homes** https://www.horsham.gov.uk/environmental-health/empty-homes-strategy ; **JV** Saxon Weald for rural 8social rent homes https://www.horsham.gov.uk/news/2026/03/council-collaborates-on-new-affordable-rural-housing **; company** Horsham District Homes https://www.horsham.gov.uk/horshamdistricthomes , 9 homes https://www.horsham.gov.uk/news/2026/03/council-approves-more-new-affordable-homes-for-horsham-district ; 9 homes on 3 sites ; https://find-and-update.company-information.service.gov.uk/company/12173332 ; **JV** Horsham Growth Deal with WSCC https://www.westsussex.gov.uk/about-the-council/how-the-council-works/partnership-work/growth-deals/horsham-growth-deal/ including 244 social rent homes on Novartis site https://www.savills.co.uk/landing-pages/mixed-use-projects/former-novartis-site.aspx ; **acquisition** 10 homes https://www.bbc.co.uk/news/articles/cy5w6wgq1qzo ; **urban extensions** Mowbray 2750 homes https://www.dandara.com/news/mowbray-village-enters-next-chapter-as-dandara-moves-into-delivery/ , West of Ifield 3000 homes application by HE https://www.horsham.gov.uk/news/2025/08/horsham-district-council-receives-major-planning-application-for-land-west-of-ifield-site ; **retrofitting** https://www.horsham.gov.uk/climate-and-environment/news/articles/read-our-top-tips-on-how-to-retrofit-your-home ; https://www.horsham.gov.uk/climate-and-environment/climate-action-across-the-district/buildings-and-energy/energy-saving-plan-builder ; https://www.horsham.gov.uk/news/2025/09/new-online-tool-helps-residents-boost-their-home-energy-efficiency ; https://magazine.horsham.gov.uk/edition/november-2024/articles/make-your-home-more-efficient ; **climate change** https://www.horsham.gov.uk/climate-and-environment/climate-action-across-the-district/climate-action-strategy ; **CLT** North Horsham https://northhorshamclt.org/	Y	N	N
Hounslow (2026) Company Lampton Group	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://democraticservices.hounslow.gov.uk/documents/s176902/CEX632%20Corporate%20Plan%20-%20Appendix%20B%20-%20Delivery%20Plan.pdf ; **housing strategy** 2025-2030 https://www.hounslow.gov.uk/strategies-plans-performance/housing-strategy-2025-2030 ; **HRA** Business Plan https://democraticservices.hounslow.gov.uk/documents/s198734/Appendix%201%20for%20HRA%20Business%20Plan%20Update%202025.pdf ; HRA delivery plan 2022-2026 1000 built and 1000 acquired including 182 homes in Brentford https://www.hounslow.gov.uk/news/article/10200/hounslow-council-approves-182-new-council-homes-in-brentford , 14000 homes along Golden Mile Great West Road https://www.housingtoday.co.uk/news/hounslow-council-announces-75bn-plan-to-build-14000-homes-along-londons-golden-mile/5141192.article ;Feltham 776 homes on range of sites https://talk.hounslow.gov.uk/new-developments ;**compact** with HAs https://ehq-production-europe.s3.eu-west-1.amazonaws.com/545c6f820458a34a056492429539038447e4b083/original/1773399300/67f85b4ea4bd6291361d5074e95bf57b_Hounslow%20Council%20Housing%20Compact%20%28draft%29%20v2.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPIPQP5NM%2F20260426%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260426T134337Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=85003908f88732b2db3edbc9689b1da9f0a39b8b8c3fd9b135b996db4e3d355c ; **acquisition** 65 homes from Barratt in Brentford	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://brentford.nub.news/news/local-news/hounslow-council-purchase-additional-10-homes-in-high-street-quarter-development ; acquired Osier Ct from HA https://democraticservices.hounslow.gov.uk/documents/s184511/Charlton%20House%20and%20Albany%20House%20-Osier%20Court%20stock%20transfer%20-%20Report.pdf ; **JV** with Hill and Notting Hill 780 homes https://democraticservices.hounslow.gov.uk/documents/s184511/Charlton%20House%20and%20Albany%20House%20-Osier%20Court%20stock%20transfer%20-%20Report.pdf ; **company** Lampton Homes https://www.lamptonhomes.co.uk/ developments New Road Triangle 176 homes https://www.lamptonhomes.co.uk/case-studies/new-road-triangle/ ; Lampton Group https://www.lamptongroup.co.uk/ , https://democraticservices.hounslow.gov.uk/documents/s159684/App1%202020_03_05_L360%20Business%20Strategy%20v0.6.pdf ; **masterplan** Brentford 2000-2500 homes https://www.hounslow.gov.uk/downloads/file/11326/brentford-town-centre-masterplan-2024 ; Feltham Masterplan 3000 homes https://www.hounslow.gov.uk/regeneration/feltham-town-centre-regeneration/3 ; **retrofitting** https://www.hounslow.gov.uk/news/article/10143/hounslow-council-pioneers-local-net-zero-investment-model , https://www.hounslow.gov.uk/environment/enlighten-hounslow-easy-guide-energy/4 ; https://talk.hounslow.gov.uk/net-zero-neighbourhoods ; https://talk.hounslow.gov.uk/energy-planning-and-building ; **climate change** https://www.hounslow.gov.uk/environment/climate-emergency ;			
Hull (2026)	YH/EYCA	Y	Y	Y	Y	Y	**Council strategy** https://data.hull.gov.uk/wp-content/uploads/2024-08-23-Council-PLan-OSMC-Cabinet-Appendix-1-HCC-Council-Plan-2024-1.pdf ; **housing strategy** https://www.hull.gov.uk/downloads/file/1734/the-hull-housing-strategy ; **HRA** https://cmis.hullcc.gov.uk/CMIS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Sg4OXuF3F%2FIj6Y569gTI5eXMPZKIqANTmv1ZMKNoBstEfUNtrduDZQ%3D%3D&rUzwRPf%2BZ3zd4E7Ikn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFfXsDGW9IXnlg%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJFf55vVA%3D&FgPlIEJYlotS%2BYGoBi5olA%3D%3D=NHdURQburHA%3D&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3D&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3D ; **housing delivery** plan 6000 homes including 800 council homes and https://www.hull.gov.uk/downloads/file/3709/the-housing-growth-plan-2025-to-2031 ; 42 homes to be built on 3 small sites https://news.hull.gov.uk/20/03/2026/council-to-build-dozens-more-homes-in-hull/ **; acquisitions** 17 homes https://news.hull.gov.uk/housing/news/hull-city-council-purchase-more-houses-to-meet-demand/ ; conversions 16 homes from offices https://news.hull.gov.uk/19/12/2025/beverley-road-purchase-paves-way-for-flats-plan/ ; Dane Park estate regeneration 300 homes https://www.hull.gov.uk/regeneration-1/orchard-park-regeneration ; **empty homes** https://www.hull.gov.uk/private-tenants/Empty-Properties-Private-Sector ; **JV** with ECF for East Bank urban village 2500 homes including BTR https://news.hull.gov.uk/15/04/2026/first-plans-submitted-for-east-bank-urban-village-in-hull/ ; JV Compendium Living in Ings 700 homes https://www.compendiumliving.co.uk/projects/ings-regeneration-hull/ ; JV Esh 60 homes Preston Rd; ; small sites project on 10 sites https://houlton.co.uk/projects/170/hull-city-councils-small-sites-housing-project ; JV 114 homes Keepmoat https://news.hull.gov.uk/housing/news/work-started-on-final-phase-of-regeneration-scheme/ ; **retrofitting** https://www.hull.gov.uk/repairs-maintenance/external-insulation-improvements ; https://www.hull.gov.uk/regeneration-1/private-housing-improvements ; https://thekeegansgroup.com/casestudy/hull-retrofit-programme-for-fortem-energy-efficiency-and-carbon-reduction--keegans ; https://www.hullwarmhomes.org.uk/warm-homes-local-grant ; **climate change** https://www.hull.gov.uk/downloads/file/2186/hull-2030-carbon-neutral-strategy ;	Y	Y	N
Huntingdon (2026)	E/CPCA	Y	Y	Y	Y	Y	**Council strategy** https://www.huntingdonshire.gov.uk/media/vehhxpfr/corporate-plan.pdf ; **housing strategy** https://www.huntingdonshire.gov.uk/media/2765/housing-strategy-2020-2025.pdf; https://democracy.huntingdonshire.gov.uk/moderngov/documents/s144126/4.%20HDC%20New%20Housing%20Strategy%2026-31%20OSC.pdf ; **affordable housing delivery**	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://democracy.huntingdonshire.gov.uk/moderngov/documents/s136697/3.%20Affordable%20Housing%20Delivery%20Report.pdf ; https://www.huntingdonshire.gov.uk/housing/affordable-development/ ; **acquisition** 21 homes in partnership with Stonewater for the Local Authority Housing Fund. ; **empty homes** https://www.huntingdonshire.gov.uk/housing/empty-homes/ ; **JV** Longhurst Group 50 affordable homes MMC https://www.longhurst-group.org.uk/news/affordable-housing-development-built-using-modern-method-of-construction-completed-in-huntingdon/ , JV 134 BYR homes with MHTV https://www.mtvh.co.uk/news/mtvh-launches-huntingdon-rent-to-buy-development/ **;** JV with Alconbury Weald 6500 homes through range of developers ; **urban extension** St Neots 3500 homes https://www.urbanandcivic.com/portfolio/strategic-sites/wintringham-st-neots/ , https://mcbains.co.uk/projects/wintringham-park ; **retrofitting** https://www.camre.ac.uk/crc-huntingdon-opens-retrofit-green-skills-training-centre/#:~:text=Extended%20reality%20training%20with%20VR,%E2%80%A2 , https://consult.huntingdonshire.gov.uk/kse/event/38440/section/s173884036895228 , https://localpartnerships.gov.uk/projects/huntingdonshire-district-council/ ; **CLT** Houghton and Wyton https://easterncommunityhomes.com/projects/houghton-wyton-community-land-trust/			
Hyndburn (2026)	NW /LCCA	N	Y	Y	Y	N	**Housing strategy part of Pennine group** https://www.hyndburnbc.gov.uk/pennine-lancashire-housing-strat ; **empty homes** https://www.hyndburnbc.gov.uk/empty-homes/ ; **masterplan** Huncoat **Garden Village** 1800 homes council using CPOs and acquiring land and buildings https://www.hyndburnbc.gov.uk/huncoat-garden-village/ ; https://democracy.hyndburnbc.gov.uk/mgAi.aspx?ID=14954 ; masterplan Accrington town centre includes housing https://accringtontownsquare.com/wp-content/uploads/2025/07/2.20Accrington20Masterplan-Framework-Document-low-resolution.pdf **; retrofitting** https://www.hyndburnbc.gov.uk/news/home-upgrade-grant/ , https://democracy.hyndburnbc.gov.uk/mgAi.aspx?ID=13573 ; **climate change** https://democracy.hyndburnbc.gov.uk/documents/s21702/Climate%20Strategy%20Action%20Plan1.pdf ;	N	N	Y
Ipswich (2026) Company Handford Homes	E	Y	Y	Y	Y	Y	**Council strategy** https://www.ipswich.gov.uk/sites/ipswich/files/m-files/ibc-_corporate_strategy_0.pdf ; **housing strategy** https://www.ipswich.gov.uk/housing/ipswich-housing-strategy ; https://www.ipswich.gov.uk/sites/ipswich/files/2025-01/IBC-%20Housing%20Strategy%20Appendix%201.pdf ; **HRA** https://www.ipswich.gov.uk/ipswich-newsroom/2026/executive-consider-202627-medium-term-financial-plan-and-budget ; HRA delivery plan https://www.ipswich.gov.uk/sites/ipswich/files/2025-06/HDAP%20June%202025.pdf ; **acquisitions** focus of former RTBs https://www.ipswich.co.uk/council-spends-7-8m-buying-back-former-council-homes/ **; empty homes** https://www.ipswich.gov.uk/ipswich-newsroom/2026/ipswich-borough-council-brings-14-empty-homes-back-use-during-past-year **; JV** L&G 88 affordable homes for rent with United Living https://www.propertywire.com/news/ipswich-development-launches-from-lg/ ; **company** Handford Homes https://www.handfordhomes.co.uk/ ; 26 council homes Hawke Rd https://www.ipswich.gov.uk/ipswich-newsroom/2026/26-new-council-homes-complete , 96 homes at Ravenswood and 150 homes at Bibb Way https://www.ipswich.gov.uk/ipswich-newsroom/2025/ipswich-borough-council-begin-work-next-phase-council-house-developmentsFore Hamlet 30 homes; **masterplan** proposed South Ravenswood https://democracy.ipswich.gov.uk/documents/s46437/E-25-50%20Masterplan%20for%20Land%20in%20SE%20Ipswich.pdf , https://www.ipswich.co.uk/council-backs-masterplan-for-south-ravenswood-homes-despite-traffic-concerns/ with council owning 4 of 5 development plots; Ipswich **Garden Suburb** 3500 homes https://www.ipswich.gov.uk/planning-and-building-control/ipswich-garden-suburb-formerly-northern-fringe/background ; **retrofitting** https://www.ipswich.gov.uk/ipswich-newsroom/2026/ps35million-programme-keep-residents-warm-during-winter-months-could-begin , https://www.warmhomessuffolk.org/retrofit-assessment-voucher-scheme ; **climate change** https://www.ipswich.gov.uk/sites/ipswich/files/m-files/climate_change_strategy_and_action_plan_final.pdf ;	Y	Y	N
Isle of Wight (2026) Company IWight	SE	N	Y	Y	Y	Y	**Council strategy** https://www.iow.gov.uk/media/2014/Isle-of-Wight-Corporate-Plan-2021-2025/pdf/4903STR_Corporate_plan_2021_v2_5.pdf?m=1769355647203 ; **housing strategy** https://digitalservices.iow.gov.uk/documents/view/isle-of-wight-housing-strategy-2020-2025 ; **affordable delivery** on 6 council owned sites including former school land and driving test centre https://www.countypress.co.uk/news/25812058.isle-wight-social-housing-delivered-six-sites/ ; **acquisition** Kiln House 10 homes for TA	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Developments							https://iow.moderngov.co.uk/documents/s21238/8b.%20Purchase%20of%20Temporary%20Accommodation%20Kiln%20House%20Woodbine%20Close%20St%20Johns%20Road%20Newport.pdf ; **empty homes** https://www.iow.gov.uk/article/1759/Empty-homes ; **JV** SNG and Captiva 145 affordable homes https://www.sng.org.uk/press-release/major-partnership-delivers-homes-for-isle-of-wight-families ; **company** IWight Developments https://find-and-update.company-information.service.gov.uk/company/05367547 ; **masterplan** East Cowes 30 homes https://www.countypress.co.uk/news/25651993.isle-wight-ferry-firm-red-funnels-plans-east-cowes-port/ ; **retrofitting** https://www.southernhousing.org.uk/magazines/shine-spring-2026/news-from-southern-housing/creating-warmer-more-affordable-homes-on-the-isle-of-wight , https://islandretrofit.co.uk/ ; https://www.iow.gov.uk/article/1214/Warm-Homes-Local-Grant , https://iwcollege.ac.uk/the-island-retrofit-programme ; **climate change** https://www.iow.gov.uk/media/1332/2570-Mission-Zero-Climate-and-Environment-Strategy-2021-2040-final/pdf/2570-Mission-Zero-Climate-and-Environment-Strategy-2021-2040-final.pdf?m=1776860279440 ;			
Isles of Scilly (2026)	S	N	N	N	N	N	**Council strategy** https://www.scilly.gov.uk/council-democracy/council-corporate-plan ; Duchy of Cornwall 10 sustainable homes https://duchyofcornwall.org/article/new-sustainable-homes-on-the-isles-of-scilly-set-to-welcome-first-residents-in-winter-2026/ ; https://www.bbc.co.uk/news/articles/cqxzqe22dj0o ; **acquisition** 1 home to convert to 3 https://www.scilly.gov.uk/news/council-acquires-property-help-meet-urgent-housing-need ; **empty homes** https://scilly.gov.uk/community-safety/housing/private-sector-housing/empty-properties ; **climate change** https://scilly.gov.uk/sites/default/files/document/environment-transport/Climate%20Change%20Action%20Plan_0.pdf ; **CLT** Cornwall https://scilly.gov.uk/community-safety/housing-delivery/isles-scilly-self-and-custom-build-project-ennor-farm-allocations	N	N	N
Islington (2026)	L/G LA	N	N	N	N	Y	**Council strategy** https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/communications/businessplanning/strategies/20232024/islington-together-2030-plan-accessible-version.pdf ; https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/housing/publicity/publicconsultation/20202021/20210310drafthousingstrategyahomeforall1.pdf ; **HRA** https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/housing/businessplanning/plans/202526/housing-business-plan-202526.pdf ; delivery plan 750 homes https://islington.moderngov.co.uk/mgConvert2PDF.aspx?ID=40268 ; under construction 5 sites providing 137 homes , 5 schemes approved 358 homes both mixture of council rent and market sale https://www.islington.media/news/providing-more-affordable-homes-for-residents ; **acquisitions** 907 former RTB https://www.islington.media/news/islington-council-to-buy-back-907-ex-right-to-buy-homes ; **empty homes** https://www.islington.gov.uk/housing/private-sector-housing/landlords/get-an-empty-property-back-into-use ; **JV** partner sought for Maygood St https://democracy.islington.gov.uk/documents/s43913/Executive%20260122%20-%20Procurement%20Strategy%20for%20Developer%20Partner.pdf ; **retrofitting** https://www.islington.gov.uk/environment-and-energy/energy/energy-saving-guidance/retrofit , https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/planningandbuildingcontrol/information/guidance/20252026/retrofit-handbook.pdf , https://www.islington.media/news/greener-homes-new-guidance-for-increasing-energy-efficiency-and-reducing-emissions , https://islingtonlife.london/discover-islington/blog/making-a-victorian-home-energy-smart/ ; **climate change** https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/energyservices/businessplanning/strategies/20202021/20201209vision2030islingtonzerocarbonstrategy1.pdf?la=en&hash=FC066302339BD747B83AB5051479796E0690F9B3 ; **CLT** Andover estate https://islingtonnow.co.uk/community-take-land-into-their-own-hands/ ;	Y	Y	N
Kensington and Chelsea (2026)	L/G LA	Y	N	N	N	Y	**housing strategy** https://www.rbkc.gov.uk/housing/consultations-publications-and-policy/housing-policies-and-strategies/housing-strategy; **HRA** https://rbkc.moderngov.co.uk/committees/documents/s21531/HRA%202025-26%20Budget%20Setting%20and%20Business%20Plan.pdf , Kelso Cochrane House which includes 28 new social homes and another 10 for our keyworkers. https://www.rbkc.gov.uk/council-councillors-and-democracy/how-council-works/council-plan-action-plan-2025-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							2027; **acquisition** fund for 250 homes including Princess Beatrice House 66 supported homes , using pension fund for TA acquisitions; **empty homes** https://www.rbkc.gov.uk/housing/information-homeowners-private-rented-tenants-and-landlords/advice-letting-agents-and-landlords/empty-homes ; **JV** Willmott Dixon Hewer St 10 homes, Acklam Road 32 homes, Barlby Rd 83 homes, Silchester Arches 11 homes, https://www.rbkc.gov.uk/housing/new-homes-safer-homes ; **JV** Lots Rd south 274 homes with Mt Anvil https://www.rbkc.gov.uk/housing/new-homes-safer-homes/lots-road-south ; **masterplan** Kensal Canalside 2500 homes https://www.ballymoregroup.com/feature/ballymore-and-sainsburys-joint-venture-submits-plans-for-major-new-canalside-neighbourhood-in-ladbroke-grove ; masterplan Earls Court 3000 homes https://earlscourt.com/the-masterplan/ , masterplan 2519 homes Kensal gasworks https://kensalgasworks.com/about-the-site **; retrofitting** https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/making-your-home-more-energy-efficient https://www.rbkc.gov.uk/sites/default/files/media/documents/20230538-ESSA-Part%201a-Retrofit%20appraisal-Rev%20R.pdf ; https://www.rbkc.gov.uk/sites/default/files/media/documents/20230538-ESSA-Part%202c-Residents%20retrofit%20guide-Modern%20house-Rev%20R.pdf ; **climate change** https://www.rbkc.gov.uk/environment/climate-change ;			
Kent CC (2026)	SE	Y	Y	N	N	Y	**JV** with Thanet Council East Kent Opportunities 550 homes https://democracy.kent.gov.uk/mgOutsideBodyDetails.aspx?ID=772	Y	N	
Kings Lynn and W Norfolk (2026) Company West Norfolk Property Ltd.	E/C PCA	Y	Y	Y	Y	Y	**Council strategy** https://www.west-norfolk.gov.uk/info/20163/corporate_performance_and_transparency/1090/corporate_strategy_2023_-_2027 ; **housing strategy** https://www.west-norfolk.gov.uk/info/20001/housing/269/housing_strategy_policies_and_information ; **acquisition** 7 s106 homes https://democracy.west-norfolk.gov.uk/ieDecisionDetails.aspx?Id=1427 ; **company** West Norfolk Property Ltd purchase of 65 homes https://www.landlordzone.co.uk/news/council-bids-to-buy-more-private-rented-homes https://www.wnpl.co.uk/ ; **RP** West Norfolk Housing Company **acquisition** of 73 homes https://www.landlordzone.co.uk/news/council-bids-to-buy-more-private-rented-homes , https://www.wnhc.co.uk/ ; empty homes https://ehnetwork.org.uk/read/job-opportunity-empty-property-officer-borough-council-of-kings-lynn-west-norfolk; **JV** with Lovell Homes 800 homes https://www.west-norfolk.gov.uk/news/article/1991/landmark_moment_for_10-year_housing_partnership ; **masterplan** Kings Lynn 436 homes https://www.visionkingslynn.co.uk/wp-content/uploads/2026/02/kings-lynn-masterplan-presentation-300126.pdf ; **urban extension masterplan** West Winch 4000 homes https://www.west-norfolk.gov.uk/info/20000/planning_and_development/905/about_west_winch_strategic_growth_area **; retrofitting** https://www.west-norfolk.gov.uk/info/20001/housing/680/funded_energy_efficiency_improvements ; https://www.west-norfolk.gov.uk/info/595/home_energy_efficiency/1017/local_retrofit_suppliers_opportunity ; https://norfolkchamber.co.uk/content/refit-project-a-step-forward-to-decarbonise-the-buildings-of-the-borough/ ; **climate change** https://www.west-norfolk.gov.uk/info/20191/corporate_performance/1233/action_plan_2025_-_2027/5 ;	Y	N	Y
Kingston upon Thames (2026)	L/G LA	Y	Y	Y	Y	Y	**Housing strategy** https://kingston.moderngov.co.uk/documents/s98581/Annex%201%20-%20Interim%20Housing%20Strategy%20-%20Final.pdf ; **HRA** https://kingston.moderngov.co.uk/mgConvert2PDF.aspx?ID=112682 ; **acquisitions** 200 homes for TA htt55 homes cambridge Estate https://moderngov.kingston.gov.uk/documents/s106215/Temporary%20Accommodation%20Acquisitions%20Strategy.pdf ; ps://moderngov.kingston.gov.uk/documents/s106215/Temporary%20Accommodation%20Acquisitions%20Strategy.pdf ; **empty homes** https://www.kingston.gov.uk/housing/housing-grants-and-loans ; establishing **company** for rented homes https://moderngov.kingston.gov.uk/documents/s111276/Annex%201%20-%20Council%20Questions%20and%20responses%20-%2014%20October%202025.pdf ; **JV** with Countryside Cambridge Estate 2170 homes https://www.cambridgeroadestate.com/regeneration/about ; JV Signal Park Tolworth Countryside, Guinness HA 1176 homes https://housingforum.org.uk/thf-members-join-forces-on-kingston-upon-thames-scheme/ ; **masterplan** Cocks Crescent New Malden 339 homes https://moderngov.kingston.gov.uk/ieIssueDetails.aspx?IId=47861&Opt=3 ; North Kingston 265 homes	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.kingston.gov.uk/planning-and-building-control/regeneration/area-specific-development-briefs/development-brief-north-kingston ; **retrofitting** https://www.kingston.gov.uk/climate-and-sustainability/energy-saving-hub/retrofit-guidance-households ; https://www.kingston.gov.uk/climate-and-sustainability/energy-saving-hub/get-external-retrofit-advice ; https://www.kingston.gov.uk/climate-and-sustainability/energy-saving-hub/save-energy-home/planning-retrofit ; https://www.kingston.gov.uk/climate-and-sustainability/energy-saving-hub/retrofit-planning-considerations/retrofit-conservation-area-and-listed-buildings ; **climate change** https://www.kingston.gov.uk/sites/default/files/downloads/Climate_Action_Strategy_24_30_accessible_.pdf			
Kirklees (2026)	YH/WTMCA	N	Y	Y	Y	N	**Council strategy** https://www.kirklees.gov.uk/beta/council-plan/pdf/council-plan.pdf ; https://www.kirklees.gov.uk/beta/housing/pdf/kirklees-housing-strategy.pdf ; **HRA** https://democracy.kirklees.gov.uk/mgIssueHistoryHome.aspx?IId=38042 **; housing brokerage service** and development opportunities https://www.kirklees.gov.uk/beta/regeneration-and-development/kirklees-housing-brokerage-service.aspx , https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/development-opportunities.pdf Batley 19 homes; Huddersfield 35 homes; Cleckheaton 17 homes; Huddersfield 29 homes; Huddersfield 312 homes; Huddersfield 60 homes; Huddersfield 35 homes; Huddersfield 36 homes; Hepworth75 homes; Batley 13 homes; Dewsbury 27 homes; Huddersfield 12 homes; Huddersfield 40 homes; Meltham 19 homes; Cleckheaton 11 homes; Liversedge 34 homes; Huddersfield 58 homes; Huddersfield 18 homes; Dewsbury 104 homes; acquisitions https://democracy.kirklees.gov.uk/documents/s62328/Ashenhurst.pdf ; https://democracy.kirklees.gov.uk/mgIssueHistoryHome.aspx?IId=34111 ; 14 homes Murcroft https://democracy.kirklees.gov.uk/documents/s50795/Cabinet%2014%20March%202023%20Acquisition%20of%2014%20flats%20Owl%20Lane%20Dewsbury%20V3.pdf ; **empty homes** https://democracy.kirklees.gov.uk/Data/Cabinet/200611151400/Agenda/CABINET15110624863D.pdf ; Huddersfield **Masterplan** Estate Buildings conversion 50 homes with OPE https://www.kirklees.gov.uk/beta/huddersfield-blueprint/the-estate-buildings.aspx ; Dewsbury masterplan Diasy Hill apartments conversion 23 homes https://www.kirklees.gov.uk/beta/dewsbury-blueprint/key-areas/daisy-hill.aspx ; masterplan Cleckheaton https://www.kirklees.gov.uk/beta/cleckheaton-blueprint/index.aspx ; **regeneration** Dewsbury https://democracy.kirklees.gov.uk/documents/s67111/Dewsbury%20Regeneration%20Plan%20Report.pdf ; **retrofitting** https://www.kirklees.gov.uk/beta/environment-strategy/bringing-it-home.aspx https://www.kirklees.gov.uk/beta/council-housing/your-home-and-neighbourhood/home-improvements.aspx https://www.inca-ltd.org.uk/project/abbey-road-retrofit-scheme-huddersfield/ **climate change** https://www.kirklees.gov.uk/beta/climate-emergency/pdf/kirklees-climate-change-action-plan.pdf ; **CLT** Ecohomes Holmfirth https://ecoholmes.org.uk/	N	Y	N
Knowsley (2023) JV LIVV and NHCF	N/LCR	N	N	N	Y	Y	**Housing Strategy** with climate change 2022-27 https://www.knowsley.gov.uk/knowsleycouncil/media/Documents/KNOWSLEY-HOUSING-STRATEGY-2022-2027-ACCESSIBLE.pdf ; **urban extension** East of Halewood 1500 homes https://www.knowsleynews.co.uk/east-of-halewood-housing/ ; **empty homes** https://www.knowsley.gov.uk/housing/empty-homes ; **JV** with Livv Housing and North Huyton Community Futures; Halsnead **Garden Village** 1600 homes https://www.investknowsley.co.uk/major-projects/halsnead-village/ , https://www.knowsleynews.co.uk/latest-new-homes-at-halsnead-garden-village-approved/ ; Huyton Community Cooperative https://housingcare.org/housing-care/provider-1764-huyton-community-housing-cooperative ; Council Housing land development programme ; **climate change** https://www.knowsley.gov.uk/knowsleycouncil/media/Documents/CLIMATE-EMERGENCY-ACTION-PLAN.pdf ;	Y	N	N
Lambeth (2026) Company Homes for	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.lambeth.gov.uk/sites/default/files/2025-12/Lambeth%202030%20FINAL%20ACC_Ver_Dec.pdf ; **housing strategy** https://www.lambeth.gov.uk/sites/default/files/2024-03/Housing%20strategy%202024-2030.pdf **; HRA** https://www.lambeth.gov.uk/about-council/transparency-open-data/financial-information/housing-revenue-account-business-plan ; **delivery programme** target 600 homes 2024-2030 https://haveyoursay.lambeth.gov.uk/uploads/f43a1bbd-d83a-47db-99cb-525df665d771/files/file/content/716623cd-b68e-4a90-bc07-5f770b9e9433/Lambeth_New_Homes_Programme_2024-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Lambeth Group							2030_FINAL.pdf?Expires=1767527700&Signature=SiU2PWyJ39LRnThCmGiNlXp2f6naU71ZjoICB40g9w4ZaTuA2Ycz~QwVRGzc0xAXm-KGnrjBou76f~OqBqmT3t2-OM4GC-uFdwLsC2Z5Wy1EFKwr8YVgjSdJAF6COtlFIV55McrSX34EsieJS0iwCciparBNSZDt8ONh~r2xOIMYdcZ~XrtIILK7-TjWPL-cg0XhY5byv9k7~l8nORj9QVCtO60z0pPy7nzzI8TfTfdpcG7NXs2lIsoqmjG7Syz12rfdVJ2a4ozndUkX5ufOqFEhEGr3PoBMLqvEQZzCIk6Xw~NPDfdEqBsNdEyVXEfT5Pw0k0Fk0SudTW-9~jOiUg__&Key-Pair-Id=K33PCIBF60FT3I ; new homes programme https://www.lambeth.gov.uk/housing-delivery/new-homes , Denby Court 141 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/denby-court-nh6 , Larkhall Lanes 127 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/larkhall-lane-nhx , Wotton Street 36 homes, https://haveyoursay.lambeth.gov.uk/en-GB/projects/wootton-street-nhx , Trinity Rise 20 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/trinity-rise-nhx Knights Walk 84 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/knights-walk-nhx Jonathan and Orsett sts 67 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/jonathan-orsett-nhx Patmos Lodge 31 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/patmos-lodge Hydethorpe 14 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/hydethorpe ; **acquisition fund** former RTBs https://love.lambeth.gov.uk/lambeth-to-buy-back-homes-to-boost-council-housing-supply/. Acquisition 700-1000 homes Westbury Estate ; acquisition 31 homes Roman Rise Homes for Lambeth https://opencouncil.network/councils/lambeth/decisions/137461 **; empty homes** https://www.lambeth.gov.uk/housing/taking-action-empty-void-homes/empty-homes-voids-action-plan-2024-2030 **; JV** with London Square Brixton 288 homes https://love.lambeth.gov.uk/lambeth-to-buy-back-homes-to-boost-council-housing-supply/ ; JV 1162 homes with development partner on 9 council sites; JV Vistry Hexagon 500 homes; JV Higgins Somerleyton Rd 378 homes; Fenwick Place 27 homes small sites programme; JV Pocket Living Leigham Ct Road 92 homes; company Homes for Lambeth Group https://www.lambeth.gov.uk/housing/homes-lambeth ; **RP** Homes for Lambeth; regeneration Lambeth growth Plan 10,000 homes https://lambethnow.co.uk/wp-content/uploads/2025/07/WEB-compressed-5229-Lambeth-Growth-20-access.pdf ; **estate regeneration** South Lambeth state 362 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/southlambeth , 6 estates being regenerated https://www.lambeth.gov.uk/housing-delivery/estate-renewal ; **retrofitting** https://www.lambeth.gov.uk/planning-building-control/planning-applications/guidance-retrofitting-homes , https://www.lambeth.gov.uk/planning-building-control/planning-applications/guidance-retrofitting-homes/design-guidance-retrofitting , https://www.lambeth.gov.uk/planning-building-control/planning-applications/guidance-retrofitting-homes/common-retrofit-measures , https://www.lambeth.gov.uk/planning-building-control/planning-applications/guidance-retrofitting-homes/benefits-retrofitting ; **climate change** https://moderngov.lambeth.gov.uk/documents/s135742/Lambeths%20Climate%20Action%20Plan.pdf ; **CLT** https://www.londonclt.org/christchurch-road			
Lancashire CC (2026)	N	N	Y	Y	Y	Y	**JV** Lancashire Central with Maple Grove 74 homes https://www.placenorthwest.co.uk/maple-grove-sells-chunk-of-lancashire-central/ ; retrofitting https://www.chil.uk.com/ ; **climate change** https://www.lancashire.gov.uk/media/940761/environment-strategy.pdf	Y	N	N
Lancaster (2026) Companies LATC and More Homes for the Bay Developments	NW/LCCA	N	Y	Y	Y	Y	**Council strategy** https://www.lancaster.gov.uk/news/2024/jan/lancaster-city-council-publishes-its-council-plan-for-2024-27 ; **housing strategy** https://storymaps.arcgis.com/stories/a53be959ae0d485098a93b7557caba3b ; **HRA** capital programme https://rbkc.moderngov.co.uk/committees/documents/s9429/Appendix%204%20-%20Housing%20Revenue%20Account%20HRA%20Capital%20Programme.pdf ; **Homes Improvement agency** https://www.lancaster.gov.uk/sites/home-improvement-agency ; **estate regeneration** Mainway 135 new homes https://www.lancaster.gov.uk/housing/council-housing/my-neighbourhood/mainway-regeneration**; empty homes** https://www.lancaster.gov.uk/planning/housing-strategy/empty-properties ; **JV** Regeneration Canal Quarter 580 homes from derelict land and car parks https://www.lancaster.gov.uk/sites/home-improvement-agency ; **companies** LATC More Homes for the Bay Investment Company and More Homes for the Bay Developments https://find-and-update.company-information.service.gov.uk/company/13469092 ; **masterplan** North Lancaster 700 homes; Lancaster City Centre masterplan 580 homes ; **regeneration** Centenary House former department store Morecambe 10 homes brownfield funding	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.lancaster.gov.uk/sites/regeneration/centenary-house ; **urban extension** Bailrigg **Garden Village** 5000 homes https://farrerhuxley.co.uk/bailrigg ; **retrofitting** https://www.local.gov.uk/case-studies/lancaster-city-council-housing-retrofit-action-learning-set ; https://www.lancaster.gov.uk/housing/energy-efficiency-advice ; https://www.lancaster.gov.uk/news/2024/oct/local-area-energy-plan-adopted-by-lancaster-city-council ; https://skillsfix.co.uk/retrofit/ ; **climate change** https://www.lancaster.gov.uk/the-council-and-democracy/about-the-council/corporate-plan ; **CLT** https://communitylanduk.weebly.com/ ;			
Leeds (2026)	YH/WYMCA	N	Y	Y	Y	Y	**Council strategy** https://www.leeds.gov.uk/plans-and-strategies/leeds-council-plan; **housing strategy** https://www.leeds.gov.uk/housing/housing-strategy/leeds-housing-strategy ; **HRA** https://www.leeds.gov.uk/sites/default/files/2025-07/draft%20statement%20of%20accounts%202024-25.pdf ; **new housing** Hough Top Pudsey 82 homes https://www.leeds.gov.uk/housing/finding-a-home/new-council-house-developments ; affordable homes 2022 - 2025, with nearly 1,900 affordable homes delivered https://www.cgbonds.co.uk/leeds-council-unveils-new-strategy-for-affordable-housing-delivery-over-next-decade/ , Affordable Housing strategy target 1500 homes pa https://news.leeds.gov.uk/news/new-strategy-sets-out-vision-for-decade-of-affordable-housing-growth-in-leeds ; **acquisitions** 479 homes https://news.leeds.gov.uk/news/council-housing-growth-programme-is-building-homes-and-changing-lives **;** **empty homes** https://www.leeds.gov.uk/housing/help-with-empty-homes **; JV** with Leeds FC Elland Road for 2000 homes https://www.insidehousing.co.uk/news/elland-road-regeneration-could-deliver-up-to-2000-new-homes-95956; **regeneration** South Bank **new town** 10,000 homes https://www.bbc.co.uk/news/articles/c1krnked1xpo ; **urban extension** 2000 homes Keyland https://keyland.co.uk/news/planning-consent-for-leeds-urban-extension/ ; **retrofitting** https://www.equans.co.uk/news/equans-and-leeds-city-council-deliver-warm-homes-boost-seacroft-residents , https://news.leeds.gov.uk/leeds-spotlight/retrofitting-energy-efficiency-in-buildings , **climate change** https://www.leeds.gov.uk/plans-and-strategies/climate-change ; **CLT** https://leedscommunityhomes.org.uk/ ;	Y	Y	N
Leicester (2026)	EM	Y	Y	Y	Y	N	**HRA** https://cabinet.leicester.gov.uk/documents/s169495/HRA%20Budget%20Report%202627%20-%20Council%20250226.pdf ; **acquisition**s 352 homes 2023-2026 mix of former RTB and s106 https://data.leicester.gov.uk/explore/dataset/council-acquisitions/table/?sort=date_of_acquisition , https://cabinet.leicester.gov.uk/documents/s170110/House%20Building%20and%20Acquisitions%20HSC%20March%2026.pdf , https://news.leicester.gov.uk/news-articles/2025/october/council-secures-350-new-homes-to-tackle-homelessness/ ; **new homes and refurbishment** 2026/27 281 homes on 7 sites; **empty homes** https://cabinet.leicester.gov.uk/documents/s126587/10.%20Empty%20Homes.pdf; **regeneration** Heart of Leicester 2350 homes https://news.leicester.gov.uk/news-articles/2025/october/council-secures-350-new-homes-to-tackle-homelessness/ ; **regeneration** Corah Works 1000 homes https://www.theplanner.co.uk/2025/11/18/news-brief-leicester-regeneration-scheme-science-park-approved-homes-chichester **; retrofitting** https://www.leicester.gov.uk/about-council/policies-plans-and-strategies/environment-and-sustainability/energy-efficiency/homewise-retrofit-planner , https://www.leicestershire.gov.uk/leisure-and-community/community-schemes-and-funding/home-energy-retrofit-offer-hero , https://www.leicester.gov.uk/about-council/policies-plans-and-strategies/environment-and-sustainability/energy-efficiency/warm-homes-local-grant ;	N	Y	N
Leicestershire CC (2026)	EM	Y	Y	Y	Y	N	**Council strategy** https://www.leicestershire.gov.uk/sites/default/files/2025-01/LCC-Strategic-Plan.pdf ; **retrofitting** https://www.leicestershire.gov.uk/leisure-and-community/community-schemes-and-funding/home-energy-retrofit-offer-hero ; https://www.leicestershire.gov.uk/leisure-and-community/community-schemes-and-funding/energy-efficiency-grants ; https://www.leicestershire.gov.uk/news/council-launches-ground-breaking-local-area-energy-plan-to-power-energy-efficiency ; **CLT** https://find-and-update.company-information.service.gov.uk/company/RS007875	N	N	N
Lewes (2026) Company Lewes Housing	SE	Y	Y	Y	Y	Y	**Corporate plan** https://www.lewes-eastbourne.gov.uk/article/2797/Delivering-homes ; **housing strategy** in partnership https://democracy.lewes-eastbourne.gov.uk/documents/s37716/072%20Housing%20Performance%20Report%20Appendix%204%20final.pdf ; HRA https://democracy.lewes-eastbourne.gov.uk/mgAi.aspx?ID=19834 ; **acquisitions** 43 homes through s106 https://www.lewes-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Investment Company Ltd							eastbourne.gov.uk/article/4916/Council-accelerates-its-delivery-of-new-council-houses#:~:text=In%20addition%20to%20new%20builds%2C,in%20Plumpton%20Green%20and%20Barcombe. ; 2024-28 target of 200 new council homes. 108 have already been completed or advanced, with the current pipeline looking to exceed 250 new homes in contract or complete by 2028 https://www.lewes-eastbourne.gov.uk/article/4916/Council-accelerates-its-delivery-of-new-council-houses#:~:text=In%20addition%20to%20new%20builds%2C,in%20Plumpton%20Green%20and%20Barcombe ; acquired North St Quarter for 685 homes https://www.lewes-eastbourne.gov.uk/article/4944/Council-secures-North-Street-Quarter-in-defining-moment-for-affordable-homes ; empty homes https://www.lewes-eastbourne.gov.uk/article/3183/Council-launches-district-wide-review-to-target-empty-homes ; **company** Lewes Housing Investment Company https://find-and-update.company-information.service.gov.uk/company/10848011 ; **JV** Aspiration Homes Ltd with Eastbourne https://www.lewes-eastbourne.gov.uk/media/5231/Aspiration-Homes-LLP-Agenda-18-December-2025/pdf/Aspiration_Homes_LLP_Agenda_18_December_2025.pdf?m=1765376047077 ; https://democracy.lewes-eastbourne.gov.uk/ieListMeetings.aspx?CommitteeId=604 ; **retrofitting** https://lewesclimatehub.org/lewes-home-retrofit-guide ; https://www.lewes-eastbourne.gov.uk/article/2746/Housing-and-energy ; https://www.lewes-eastbourne.gov.uk/article/3171/Council-project-is-great-news-for-tenants-and-the-climate ; https://www.districtcouncils.info/lewes-district-council-local-retrofit-action/ ; **climate change** https://www.lewes-eastbourne.gov.uk/media/3956/LDC-Climate-and-Nature-Strategy-July-2024/pdf/Final_LDC_Climate_and_Nature_Strategy_2024.pdf?m=1722606971033 ; **CLT** https://www.lewesclt.com/			
Lewisham (2026) Company Lewisham Homes	L/G LA	N	Y	Y	Y	Y	**Council strategy** https://councilmeetings.lewisham.gov.uk/documents/s103617/Corporate%20Strategy%2025-10-22.pdf ; housing strategy https://lewisham.gov.uk/myservices/housing/housing-strategy-and-policies/housing-strategy ; **HRA** https://lewisham.moderngov.co.uk/mgConvert2PDF.aspx?ID=122059 **; acquisitions** https://councilmeetings.lewisham.gov.uk/ieDecisionDetails.aspx?AIId=37511 , 117 former RTBs ; **empty homes** https://lewisham.gov.uk/myservices/housing/empty-and-derelict-properties ; **Building for Lewisham** social homes https://lewisham.gov.uk/buildingforlewisham approved Arcus House 36 homes, Downham Enterprise Centre 20 homes, Fairlawn primary school annexe 12 homes; Greystead estate 33 homes, Ravensbourne Community Centre 20 homes, Valentine Ct 71 homes https://lewisham.gov.uk/inmyarea/regeneration/building-affordable-homes/building-for-lewisham-search?page=1&order=lew_item_title&skip=0&size=25&lew_item_directory_project_status=Approved ; Rushey Green 45 homes; Church Grove 36 homes , Creekside 56 homes, Elderton Rd 10 homes, Endwell Rd 9 homes, Excalibur Estate 102 homes, Mayow Rd 32 homes, Melfield Gardens 30 Passivhaus, Shaftesbury Centre redevelopment with church 33 homes; Somerville Estate 23 homes; Walsham Hse 10 homes https://lewisham.gov.uk/organizations/building-for-lewisham/brasted-close ; 52-54 New Cross Road 35 homes ; Algernon Rd 4 homes, Bampton Estate 39 homes; Farmstead rd 24 homes, Lethbridge estate 443 homes, Mais House 110 homes; 6 further council sites under design; https://lewisham.gov.uk/inmyarea/regeneration/building-affordable-homes/building-for-lewisham-search?page=1&order=lew_item_title&skip=0&size=25&lew_item_directory_project_status=Design+and+consultation ; **company** Lewisham Homes https://find-and-update.company-information.service.gov.uk/company/05887410 **JV** with Peabody Amersham Vale 209 homes; regeneration Catford 3000 homes https://lewisham.gov.uk/inmyarea/regeneration/catford-regeneration ; **retrofitting** https://lewisham.gov.uk/myservices/housing/council-tenants/retrofitting-homes , https://lewishamretrofit.commonplace.is/ , https://selce.org.uk/selce-to-support-lewisham-councils-housing-retrofit-programme/ , https://lewisham.moderngov.co.uk/mgConvert2PDF.aspx?ID=117328 ; **climate change** https://lewisham.gov.uk/myservices/environment/climate-action/climate-action-guide-for-residents ; London **CLT** 11 homes https://lewisham.gov.uk/organizations/building-for-lewisham/brasted-close ; https://www.londonclt.org/citizens-house	Y	Y	N
Lichfield (2026)	WM	N	Y	Y	Y	Y	**Council strategy** https://www.lichfielddc.gov.uk/performance-efficiency/strategic-plan/3 ; **housing strategy** https://www.lichfielddc.gov.uk/news/article/1066/ambitious-new-housing-homelessness-and-rough-sleeping-strategy-is-launched ; **acquisition** 28 homes s106 with agreement with Persimmon https://www.lichfielddc.gov.uk/news/article/1142/we-will-be-taking-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Company LWMTS							ownership-of-28-new-affordable-homes-through-persimmon-homes-agreement ; **empty homes** https://www.lichfielddc.gov.uk/council-tax/second-empty-homes/5 ; **company** Lichfield West Midlands Traded Services (LWMTS) https://lwmts.co.uk/ https://www.lichfielddc.gov.uk/council/lichfield-west-midlands-traded-service-ltd-lwmts acquisition TA homes https://democracy.lichfielddc.gov.uk/ieDecisionDetails.aspx?ID=741 , 5 new homes in The Spires for TA https://democracy.lichfielddc.gov.uk/ieDecisionDetails.aspx?ID=826 , I home for TA Burntwood https://democracy.lichfielddc.gov.uk/ieDecisionDetails.aspx?Id=746 , Move On Funding from Homes England https://democracy.lichfielddc.gov.uk/documents/s20877/Cabinet%20Member%20Decision%20Report%20Homes%20England%20Grant.pdf ; **masterplan** Burntwood 430 homes https://www.lichfielddc.gov.uk/city-centre-regeneration/burntwood-town-deal ; **retrofitting** https://www.lichfielddc.gov.uk/housing/energy-saving-advice/2 ;			
Lincoln (2026)	EM/GLCCA	Y	Y	N	N	Y	**Council strategy** https://www.lincoln.gov.uk/downloads/file/1984/vision-2030 ; **housing strategy** https://www.lincoln.gov.uk/policies-publications/housing-policies-publications/15 ; **HRA** https://www.lincoln.gov.uk/downloads/file/741/hra-business-plan ; **acquisitions** Jasmin Green (Birchwood): **empty homes** https://www.lincoln.gov.uk/private-housing/empty-residential-properties ; **JV** with Belvin Construction and BPM-Architecture Ltd to build 50 energy-efficient homes, including bungalows, flats, and houses (1–5 bedrooms); Graham Taylor Way: 74 homes acquired from Lindum Group for the council waiting list, Rookery Lane: 42 homes (mixed units) completed in 2022 for affordable rent, Hermit Street**:** 11 family homes on a former garage site; Boultham Park Rd 9 energy efficient homes; funding agreement with Homes England for 1000 homes at Charterholme https://www.eastmidlandsbusinesslink.co.uk/mag/featured/37-2m-deal-clears-path-for-1000-homes-in-lincoln/ ; **urban extension** with North Kesteven Greetwell up to 3000 homes ; **retrofitting** https://www.lincoln.gov.uk/environmental-issues/green-sustainable-living-1/4 ; https://www.lincoln.gov.uk/council-housing/planned-improvements-home; https://www.fusion21.co.uk/casestudies/city-of-lincoln-council-tackle-fuel-poverty-through-fusion21s-decarbonisation-framework ; https://www.lincoln.gov.uk/news/article/395/city-of-lincoln-council-launches-warm-homes-project-to-tackle-fuel-poverty-and-cut-carbon-emissions ; **climate change** https://drive.google.com/file/d/1Rj47wTikvTmMnSAjW0M7JeM33hZgdzGk/view ; CLT https://www.sincilbankcommunity.co.uk/community-land-trust ; https://www.emclh.co.uk/case-study-lincoln-birchwood-area-community-land-trust/	Y	Y	N
Lincolnshire CC (2026)	EM/LMCA	Y	Y	Y	Y	N	Company dissolved 2024 https://find-and-update.company-information.service.gov.uk/company/11887318;	N	N	N
Liverpool (2026)	NW/LCR	Y	Y	N		Y	**Council strategy** https://liverpool.gov.uk/council/strategies-and-policies/council-plan/pillar-3-thriving-communities/ ; **housing strategy** https://councillors.liverpool.gov.uk/documents/s299661/Draft%20Liverpool%20Housing%20Strategy.pdf ; **acquisition** for TA through HA https://www.insidehousing.co.uk/news/liverpool-landlord-acquires-homes-to-reduce-homelessness-from-section-21-evictions-95578 ; stalled housing site for 631 homes https://www.housingtoday.co.uk/news/liverpool-city-council-acquires-stalled-development-site-after-collapse-of-previous-owner/5133107.article ; **empty homes** https://liverpool.gov.uk/communities-and-safety/community-initiatives-funding-and-grants/empty-homes-grant-scheme/ , 52 homes https://www.placenorthwest.co.uk/liverpool-seeks-to-add-400-homes/ ; reacquiring small sites with stalled development ; **JV** for Festival Site with Urban Splash and igloo 800 homes https://www.urbansplash.co.uk/resources/developers-announced-for-festival-gardens-scheme ; JV with Torus HA https://www.torus.co.uk/news/post/liverpool-city-council-and-torus-announce-partnership-accelerate-housebuilding ; **masterplan** Pumpfields and Limekiln 7000 homes https://www.placenorthwest.co.uk/liverpool-unveils-masterplan-for-100-acres-in-city-centre/ ; **regeneration** proposed **MDC** for Liverpool North Docks 17,700 homes https://www.liverpoolcityregion-ca.gov.uk/news/next-steps-confirmed-for-liverpools-mayoral-development-corporation ; **new town** Liverpool North with LCR 10,000 homes https://www.liverpoolcityregion-ca.gov.uk/news/once-in-a-generation-redevelopment-plan-sees-renewed-calls-for-a-new-town-for-liverpool-city-region ; **retrofitting** warm homes https://liverpool.gov.uk/housing/fuel-bills-and-energy-efficiency/apply-for-a-warm-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							homes-local-grant/ ; https://www.liverpoolcityregion-ca.gov.uk/news/32m-grants-scheme-launched-to-make-2000-homes-across-the-liverpool-city-region-warmer-and-more-energy-efficient ; https://liverpool.gov.uk/communities-and-safety/realising-net-zero/about-rnzl/ **; climate change** https://liverpool.gov.uk/media/qefm2vbs/liverpool_action_plan_full_final_digi.pdf ; **CLT** https://www.theflorrie.org/2025/06/13/destination-dingle-the-florrie-community-land-trust/ , https://www.tnlcommunityfund.org.uk/media/insights/documents/Granby-Four-Streets-Case-Study-1.pdf ; https://www.homebaked.org.uk/our-story ;			
Luton (2026) Company Foxhall Homes	E	Y	Y	Y	Y	Y	**Council strategy** https://www.luton.gov.uk/council-elections/strategies-policies-plans/corporate-plan ; **housing strategy** https://www.luton.gov.uk/council-elections/strategies-policies-plans/housing-strategy-2022-2027 ; **HRA** https://democracy.luton.gov.uk/cmis5public/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=HQPIY5qaUNW8%2FU9z8wc2dSVeC8UF%2F2lHzJFyq3uSvzemnJbPQWNdvw%3D%3D&rUzwRPf%2BZ3zd4E7Ikn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFfXsDGW9IXnlg%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJFf55vVA%3D&FgPlIEJYlotS%2BYGoBi5olA%3D%3D=NHdURQburHA%3D&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3D&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3D ; **empty homes** https://www.luton.gov.uk/housing/private-tenants-homeowners-landlords/owning-empty-home/how-we-can-help-bring-your-empty-home-use ; **company** Foxhall Homes https://foxhallhomes.co.uk/ , Limbury Mead https://foxhallhomes.co.uk/portfolio/limbury-mead/ ; Stranger's Way https://foxhallhomes.co.uk/portfolio/strangers-way-leagrave/ , Taylor St Hightown https://foxhallhomes.co.uk/portfolio/taylor-street-hightown/ ; **JV** with Squared NA Luton Lets Squared letting agency https://democracy.luton.gov.uk/cmis5public/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=wfQoMeaf6O7e%2F647P%2Bj%2Binv3yWW1gxelspJRYLOTPDHaXs8Y%2FYYgdg%3D%3D&rUzwRPf%2BZ3zd4E7Ikn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFfXsDGW9IXnlg%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJFf55vVA%3D&FgPlIEJYlotS%2BYGoBi5olA%3D%3D=NHdURQburHA%3D&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3D&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3D ; **regeneration** town centre 1500 homes with 450 homes pa https://www.bbc.co.uk/news/articles/cewzzyj5804o ; **urban extension** North Luton with Central Beds 15400 homes https://democracy.luton.gov.uk/cmis5public/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=sQ%2FKZWrznTBDXuQZ2s14M55KAc0yHUomiN77g8ReaUs1%2BFokGVSM0A%3D%3D&rUzwRPf%2BZ3zd4E7Ikn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFfXsDGW9IXnlg%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJFf55vVA%3D&FgPlIEJYlotS%2BYGoBi5olA%3D%3D=NHdURQburHA%3D&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3D&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3D ; **retrofitting** https://lutonrising.org.uk/retrofit/ ; ECO https://www.luton.gov.uk/housing/home-safety-wellbeing-support/energy-grants-schemes/the-energy-company-obligation-scheme-eco4 ; https://www.local.gov.uk/case-studies/retrofit-action-planning-luton ; https://hact.org.uk/case-studies/retrofit-credits-provider-case-study-luton-borough-council/ ; https://plumb-line.co.uk/calling-all-landlords-have-you-heard-of-the-ec04-scheme-2/ ; **climate change** https://www.luton.gov.uk/sites/default/files/2026-01/climate-change-policy-and-action-plan.pdf ;	Y	Y	N
Maidstone (2026)	SE	N	Y	Y	Y	Y	**Council strategy** https://docs.maidstone.gov.uk/strategies/MBC-Corporate-Strategy.pdf ; https://meetings.maidstone.gov.uk/documents/s86438/Enc.%201%20for%20Housing%20Strategy%202023-28.pdf ; **housing delivery** 1000 affordable homes programme https://meetings.maidstone.gov.uk/ieDecisionDetails.aspx?Id=1492 71 completed and 306 with planning consent; **acquisition** https://meetings.maidstone.gov.uk/documents/s104116/Property%20Acquisition%20Council%20House%20Building%20Programme%20Ref%202604.pdf ; **empty homes** https://maidstone.gov.uk/home/primary-services/housing/housing-for-business/empty-homes ; **JV**	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Skillcrown phase 2 https://skillcrown.co.uk/news/contract-signed-phase2-corbens-place-maidstone ; **Regeneration** Heathlands **Garden Settlement** 5000 homes https://localplan.maidstone.gov.uk/home/heathlands,-lidsing-and-invicta-park-barracks-spds/heathlands-garden-settlement-spd ; **retrofitting** https://climatechange.maidstone.gov.uk/home/news/articles/energy-efficiency-and-heating-upgrades; **climate change** https://climatechange.maidstone.gov.uk/home/action-plans/climate-change-action-plan ;			
Maldon (2026)	E	N	N	N	N	N	**Council strategy** https://www.maldon.gov.uk/info/20066/policies_and_strategies/10197/corporate_plan_2025_-_2028 ; TA scheme with Essex CC https://www.housingessex.org/maldon-successfully-completes-ta-scheme-for-homeless/ ; **garden suburbs** https://www.maldon.gov.uk/info/7050/planning_policy/9716/garden_suburbs , South Maldon 1350 homes https://www.broadwaymalyan.com/projects/south-maldon-garden-suburb/ ; North Heybridge 1100 homes https://www.bbc.co.uk/news/uk-england-essex-66205456 ; **retrofitting** https://www.maldon.gov.uk/news/article/6826/warmer_more_energy_efficient_homes_for_maldon_residents_as_housing_association_kicks_off_6_million_improvement_plan , https://www.maldon.gov.uk/info/20095/home_energy_and_climate_change , **climate change** https://www.maldon.gov.uk/info/206002/news/9996/climate_action_strategy_-_our_home_our_future ;	N	N	N
Malvern Hills (2026)	WM	N	N	N	N	N	**Council strategy** https://www.malvernhills.gov.uk/component/fileman/?view=file&routed=1&itemless=1&name=Strategic%20review%20A3%20poster%202025.pdf&folder=2024/2025&container=fileman-files , target to provide 500 affordable homes and bring 200 **empty** homes back into use https://www.malvernhills.gov.uk/component/fileman/file/Documents/Housing/HGS%20-%20Empty%20Homes%20Leaflet%20leaflet%202018.pdf?routed=1&container=fileman-files ; **retrofitting** https://www.malvernhills.gov.uk/housing/housing-advice/energy-efficiency; **climate change** https://www.malvernhills.gov.uk/component/fileman/?view=file&routed=1&itemless=1&name=Destination%20Zero%20Review%202025%20FINAL.pdf&folder=Documents/About%20Your%20Council/Climate%20Change&container=fileman-files ; **CLT** https://www.malvernhillsclt.org/	N	N	N
Manchester (2026) Company This City	NW/GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.manchester.gov.uk/the-council-and-democracy/council-policies-and-strategies/our-manchester-strategy/our-manchester-strategy-2025-36 ; **housing strategy** https://www.manchester.gov.uk/online-directories/the-council-and-democracy-directories/council-policies-and-strategies-directories/policies-and-strategies/homes-and-property/housing-strategy **; HRA** https://democracy.manchester.gov.uk/documents/s61371/Housing%20Revenue%20Account%202026-27.pdf ; **acquisition** former RTB https://democracy.manchester.gov.uk/documents/s9795/Appendix%201%20-%20Buying%20Back%20Homes%20Sold%20Under%20Right%20To%20Buy.pdf, 40 **empty** homes acquired https://www.facebook.com/ILoveMCR/posts/manchester-city-councils-empty-homes-team-have-ambitious-plans-to-bring-back-emp/1363510182480820/ ; Manchester Housing providers Partnership (MHPP) 700 homes https://www.manchester.gov.uk/news-stories/2025/council-releases-further-land-to-deliver-hundreds-more-social-and-affordable-homes , **land disposals** to partners to provide affordable homes Broadmoss, Charlestown by Legal and General - 271 homes social rent and shared ownership; Viadux 2, Deansgate by Salboy – A 133 social rent apartment tower that helps react to the evolving city centre housing market, providing more options for Manchester people to live centrally, Alexandra Road, Moss Side by Legal and General – 64 homes and apartments capped at the Manchester Living Rent, Gransmoor Avenue, Openshaw by Southway and JMM - 51 social rent homes , Former Levenshulme Baths by Legal and General - 34 apartments that will be capped at the Manchester Living Rent, Project 500 phase 2 – the next 160 homes across 12 sites in north and east Manchester in partnership with a Great Places, MSV and Onward ; JV Aviva and Place capital Growth Moston Place 150 homes https://www.manchester.gov.uk/news-stories/2026/massive-step-forward-for-moston-as-key-development-and-investment-partner-named ; land sold to Clarion development arm Latimer in Gorton for 75 affordable homes https://www.clarionhg.com/news-and-media/2026/02/02/new-affordable-homes-set-for-gorton-as-latimer-secures-two-manchester-sites **; JV** Pension Fund for 1600 affordable homes on brownfield sites https://www.manchester.gov.uk/news-stories/2026/council-finalises-partnership-with-gm-pension-fund-to-deliver-much-needed-homes-over-the-next-decade ; **company** This City https://thiscitymcr.co.uk/ ,	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.manchester.gov.uk/news-stories/2024/this-city-housing-company-moves-ahead-with-latest-development-sites , Postal St 130 homes; Grey Mare Lane 150 homes; Ancoats Green 119 homes https://www.manchester.gov.uk/news-stories/2025/manchester-councils-this-city-housing-company-celebrates-first-completion ; JV company and GMPF https://democracy.manchester.gov.uk/mgAi.aspx?ID=18897 ; **regeneration Water St 1950 homes** https://democracy.manchester.gov.uk/documents/s61698/Draft%20Water%20Street%20Strategic%20Regeneration%20Framework%20SRF%20Update%20-%20Approval%20to%20Consult.pdf ; JV Victoria Homes with Far East Consortium 15,000 homes https://www.manchester.gov.uk/planning-and-regeneration/regeneration/projects-outside-the-city-centre/victoria-north-regeneration ; JV with Wythenshawe Community Housing for 422 social rent homes https://www.manchester.gov.uk/news-stories/2026/manchesters-district-centres-regeneration-accelerates-with-major-investments-and-community-led-plans , https://wythenshawetowncentre.co.uk/wythenshawe-housing-plans-move-forward/ ; **retrofitting** https://democracy.manchester.gov.uk/mgAi.aspx?ID=17691 ; https://www.greatermanchester-ca.gov.uk/what-we-do/environment/homes-workplaces-and-public-buildings/retrofitgm/ ; https://hsm.manchester.gov.uk/kb5/manchester/directory/service.page?id=KJjnlXKhsKg ; **climate change** https://www.manchester.gov.uk/zero-carbon-and-climate-change/climate-change-action-plan-20252030 ; **CLT** https://chorltonclt.org/ ;			
Mansfield (2026)	EM/EM CCA	Y	Y	N	Y	N	**Council strategy** https://www.mansfield.gov.uk/downloads/file/1347/towards-2030-a-strategy-for-mansfield ; **HRA** https://mansfield.moderngov.co.uk/documents/s7748/Medium%20Term%20Financial%20Plan%20202627%20to%20202829.pdf ; **delivery** 600 council homes https://www.mansfield.gov.uk/news/article/12983/new-social-housing-approved-for-derelict-mansfield-town-centre-site ; 77 council homes Cemetery Rd https://www.mansfield.gov.uk/news/article/12914/work-to-build-more-social-housing-in-mansfield-begins-on-site; **empty homes** https://www.mansfield.gov.uk/private-sector-housing/empty-properties-2 ;urban extension Berry Hill 1700 homes https://www.bbc.co.uk/news/articles/cd0jgnmjjjzo ; **Masterplan** Town Centre to include homes https://www.mansfield.gov.uk/planning-policy/town-centre ; **retrofitting** https://www.mansfield.gov.uk/council-tenants/improvements-council-home ; https://mansfield.moderngov.co.uk/mgIssueHistoryChronology.aspx?IId=948&Opt=2 ; https://www.mansfield.gov.uk/news/article/8496/mansfield-pilots-national-insulation-scheme ; **climate change** https://www.mansfield.gov.uk/downloads/file/3037/mdc-climate-change-strategy-feb-2022 ;	N	Y	N
Medway (2026) Company Medway Development Company	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.medway.gov.uk/onemedwayplan ; https://www.medway.gov.uk/info/200134/housing/1899/housing_strategy_to_2030 ; **HRA** https://democracy.medway.gov.uk/mgconvert2pdf.aspx?id=84500 ; **acquisition**s 800 homes from RP https://www.bbc.co.uk/news/articles/c2evey4jn3ko ; https://democracy.medway.gov.uk/mgAi.aspx?ID=38710 , Local Authority Housing Fund 118 acquisitions including Block of 73 flats & 64 flats 1and 86 by end of March 2026; affordable housing delivery expanded team https://www.kenthousinggroup.org.uk/wp-content/uploads/2025/09/KHG-AH-Roundtable-Medway-27-Nov-2025-.pdf ; 107 homes since 2021 and 81 to be completed by 2026; **empty homes** https://www.medway.gov.uk/info/200133/planning/1377/empty_or_derelict_properties ; **company** Medway Development Company https://www.medwaydevelopmentcompany.co.uk/ Chatham Riverside 375 homes https://www.medway.gov.uk/news/article/1971/celebrating_five_years_of_urban_improvement_and_transformation_with_medway_development_company ; **masterplan** Strood Civic Centre site 195 homes https://www.medway.gov.uk/downloads/file/4523/strood_town_centre_masterplan , Lodge Hill Masterplan 500 homes https://www.medway.gov.uk/downloads/file/2091/lodge_hill_masterplan ; r**egeneration** Rochester Riverside 1400 homes https://www.medway.gov.uk/info/200177/regeneration/461/rochester_riverside ; JV Rochester Riverside with Vistry and Hyde https://www.hyde-housing.co.uk/the-hyde-group/building-homes/featured-developments/kent/rochester-riverside/ ; **retrofitting** https://www.medway.gov.uk/info/200627/crisis_support_and_financial_resilience/1713/home_upgrade_grant_hug_2 ; https://www.medway.gov.uk/info/200627/crisis_support_and_financial_resilience/1828/home_energy_saving_schemes ;	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.medway.gov.uk/news/article/1880/solar_together_relaunches_in_kent_and_medway_to_boost_renewable_energy_generation ; **climate change** https://democracy.medway.gov.uk/mgconvert2pdf.aspx?id=80072 ;			
Melton (2026)	EM	N	N	N	N	N	**Housing strategy** https://www.melton.gov.uk/strategies/housing-strategies/housing-strategy/ ; **HRA** https://www.melton.gov.uk/strategies/housing-strategies/housing-revenue-account-business-plan/ ; a**cquisitions** 42 homes https://democracy.melton.gov.uk/ieIssueDetails.aspx?IId=14681&Opt=3 ; 3 acquisitions https://www.melton.gov.uk/your-council/news-and-awards/news/2024/council-acquires-three-new-homes/ ; **empty homes** https://www.melton.gov.uk/housing/private-housing-and-housing-associations/empty-residential-properties/ ; **affordable** homes delivery 10pa https://www.melton.gov.uk/media/dpujvays/affordable-housing-development-plan-2022-2026-1.pdf ; urban extensions North 1200 homes https://pja.co.uk/project/melton-north-sustainable-urban-extension/ , South 2000 homes https://www.bbc.co.uk/news/articles/cly3k599yg4o ; **retrofitting** https://www.melton.gov.uk/housing/improving-your-home/home-energy/ , HUG https://www.melton.gov.uk/your-council/news-and-awards/news/2024/residents-urged-to-apply-for-grant/ ; **climate change** https://www.melton.gov.uk/environmental-issues/climate-change/our-action-plan/ ;	N	Y	N
Merton (2026)	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.merton.gov.uk/system/files/BuildingABetterMertonTogether_v11%20%281%29.pdf ; **housing delivery strategy** https://www.merton.gov.uk/system/files/Merton%20Housing%20Delivery%20Strategy%20and%20action%20plan%202022-2027.pdf ; **acquisitions** 146 affordable homes Mitcham Gasworks Berkeley Homes funded by MoL https://www.merton.gov.uk/system/files/Merton%20Housing%20Delivery%20Strategy%20and%20action%20plan%202022-2027.pdf , using LAHF ; new council target 400 homes https://www.merton.gov.uk/council-tax-benefits-and-housing/new-council-homes , Elms Nursery car Park 75 Passivhaus homes https://news.merton.gov.uk/2025/12/18/merton-breaks-ground-on-building-new-council-homes/ ; **empty homes** https://www.merton.gov.uk/council-tax-benefits-and-housing/housing-advice/empty-homes ; **JV** with L &Q 93 homes https://democracy.merton.gov.uk/ieDecisionDetails.aspx?AIId=21701 ; **regeneration** Mitcham Town Centre 2272 homes https://democracy.merton.gov.uk/documents/s58282/260307%20MRP%20Scrutiny%20Panel%20Feb.pdf ; regeneration Morden Town Centre up to 1800 homes; **retrofitting** https://www.merton.gov.uk/system/files/Merton%20Household%20Retrofit%20Guidance%20-%20Accessible%20Version.pdf , http://merton.gov.uk/system/files/ws2_-_retrofit_of_the_residential_and_non-residential_building_stock.pdf ; https://www.merton.gov.uk/council-tax-benefits-and-housing/warm-green-homes/grants-and-finance ; **climate change** https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change/buildings-and-energy ;	Y	N	N
Mid Devon (2026)	SW	N	Y	Y	Y	Y	**Council strategy** https://www.middevon.gov.uk/media/356361/corporate-plan-2024-2028.pdf ; **housing strategy** https://www.middevon.gov.uk/residents/mid-devon-housing/help-and-support/procedures-policies-and-strategies/housing-strategy/ ; **HRA** https://democracy.middevon.gov.uk/documents/s32071/Asset%20Management%20Strategy%20Annex%20A.pdf ; **housing development and acquisition** programme 500 homes pa , acquired St Georges Ct 39 homes https://www.middevon.gov.uk/council-acquires-st-george-s-court-housing-development/ ; development hub https://letstalk.middevon.gov.uk/mdh-development-hub , completed sites St Andrews House, Cullompton. Completed March 2024, Allington Terrace, Crediton. Completed August 2024,Shapland Place, Tiverton. Completed October 2024, Crofts Estate, Sandford. Completed April 2025, Eastlands, Hemyock. Completed February 2026, Current development sites 2 - 8 Beech Road, Tiverton, Sycamore Road, Tiverton, School Close, Bampton, Fir Close, Willand, College Green, Uffculme, Watery Lane, Tiverton, Somerlea, Willand, Honiton Road, Cullompton, Up next Exon Buildings, Cullompton, Wordland Cross, Cheriton Fitzpaine, Churchill Drive, Crediton, 30 - 44 Beech Road, Tiverton, Plans submitted for planning permission Roundhill, Tiverton https://letstalk.middevon.gov.uk/mdh-development-hub ; **JV** with Zedpods MMC https://www.middevon.gov.uk/residents/mid-devon-housing/your-community/mid-devon-housing-development-news/ , 8 homes in flood zone https://www.zedpods.com/mid-devon-shapland-place ; **masterplan** Cullompton Town Centre 2600 homes https://www.middevon.gov.uk/residents/planning-policy/growth-economy-and-delivery/masterplanning/cullompton-town-centre-masterplan/ ; Culm **Garden Village** 5000 homes https://culmgardenvillage.co.uk/ ; North Cullompton Masterplan 1350 homes https://www.middevon.gov.uk/residents/planning-policy/growth-economy-and-delivery/masterplanning/northwest-cullompton/ ; masterplan Crediton town centre 750 homes	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://democracy.middevon.gov.uk/documents/s31382/Appendix+1+240718+-+Crediton+Town+Centre+Town+Centre+Masterplan+REV+D.pdf ; **urban extension** Tiverton East 1800 homes https://www.middevon.gov.uk/residents/planning-policy/growth-economy-and-delivery/masterplanning/tiverton-eastern-urban-extension/ **retrofitting** https://www.middevon.gov.uk/residents/mid-devon-housing/help-and-support/energy-efficiency-grants-and-advice/ ; https://www.middevon.gov.uk/boost-to-mid-devon-home-energy-advice/ ; https://ecoeadvice.org.uk/2025/12/16/free-retrofit-advice-for-mid-devon-residents/ ; https://www.middevon.gov.uk/energy-upgrade-scheme-boosts-devon-homes/ **; climate change** https://sustainablemiddevon.org.uk/Media/nltd2ky5/carbon-reduction-plan-climate-action-plan-2026-2028-final-30mar2025.pdf **; CLT** https://www.sampevclt.org/#:~:text=%E2%80%8BSampford%20Peverell%20CLT%20has%20been,the%20parish%20of%20Sampford%20Peverell. https://www.aster.co.uk/news/new-affordable-homes-in-chawleigh-given-the-green-light ;			
Mid Suffolk (2026) Company CIFCO	E	Y	Y	Y	Y	Y	**Council strategy** https://www.midsuffolk.gov.uk/documents/d/mid-suffolk/the-mid-suffolk-plan ; **housing strategy** https://www.midsuffolk.gov.uk/documents/d/asset-library-54706/master-housing-action-plan-1-12-25-pdf ; **HRA** https://baberghmidsuffolk.moderngov.co.uk/ieDecisionDetails.aspx?AIId=24511 ; **acquisition** s106 homes https://baberghmidsuffolk.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=25706&PlanId=253&RPID=0, https://www.bbc.co.uk/news/articles/ceqyr939xwro ; 16 new homes on site of former care home https://midsuffolk.gov.uk/w/from-disused-care-home-site-to-affordable-housing-%C2%A0 ; **discounted market sale scheme https://midsuffolk.gov.uk/w/discounted-market-sales-housing** ; **affordable** 86 homes in 2024 https://www.midsuffolk.gov.uk/w/new-year-in-new-homes-council-housing-boost ; former council offices redeveloped for 32 homes https://www.bbc.co.uk/news/articles/c17887g5r9lo ; Bramford 8 s106 homes https://www.midsuffolk.gov.uk/w/new-homes-for-council-tenants-in-bramford ; **empty homes** https://midsuffolk.gov.uk/empty-homes ; **regeneration** Needham Market conversion of school into homes https://www.midsuffolk.gov.uk/w/needham-market-regeneration-to-continue-following-sale-of-former-council-offices **; company** CIFCO https://www.midsuffolk.gov.uk/w/cifco-update , https://www.midsuffolk.gov.uk/w/councils-commercial-property-arm-continues-to-outperform-market ; **retrofitting** https://www.midsuffolk.gov.uk/w/-a-groundbreaking-step-forward-councils-make-listed-building-energy-upgrades-easier ; https://midsuffolk.gov.uk/w/suffolk-retrofit-assessment-voucher-scheme-launches ; https://www.midsuffolk.gov.uk/w/mid-suffolk-cosy-homes ; https://www.midsuffolk.gov.uk/w/suffolk-residents-urged-to-apply-quickly-for-free-home-energy-upgrades ; **climate change** https://www.midsuffolk.gov.uk/documents/d/asset-library-54706/carbon-reduction-management-plan ; **CLT** https://mendlesham-pc.gov.uk/clubs-and-organisations/mendlesham-community-land-trust/ ; https://www.laxfield-pc.gov.uk/laxfield-clt/ ; https://www.communityactionsuffolk.org.uk/case-studies/lavenham-community-land-trust/	Y	Y	N
Mid Sussex (2026)	SE	N	N	N	N	Y	**Council strategy** https://www.midsussex.gov.uk/media/y0qnlytl/2025-2026-corporate-plan-and-budget.pdf ; 299 **affordable** homes delivered in 2024 ; Mid Sussex **Growth Deal** 5000 homes in Burgess Hill https://www.westsussex.gov.uk/about-the-council/how-the-council-works/partnership-work/growth-deals/mid-sussex-growth-deal/ ; **JV** with New River in Burgess Hill mixed development including 172 homes https://www.nrr.co.uk/media/news/2025/burgess-hill-joint-venture ; investment prospectus https://www.midsussex.gov.uk/media/2uydlknz/mid-sussex-investment-prospectus-pdf-compressed.pdf ; **urban extension** Sayers Common **Masterplan** 2000 homes https://www.midsussex.gov.uk/media/pzqbyas2/masterplan-framework-document-final.pdf ; **retrofitting** https://www.midsussex.gov.uk/environment-net-zero/a-net-zero-home/ , https://www.midsussex.gov.uk/media/ptml0s1k/screen_msdc-green-retrofit-guide-2.pdf ; https://www.midsussex.gov.uk/about-us/latest-news/warmer-homes-for-residents-in-mid-sussex/ ; https://www.midsussex.gov.uk/media/l0bijbbw/msdc-heca-report-2023.pdf ; **climate change** https://www.midsussex.gov.uk/environment-net-zero/net-zero-explained/ ; **CLT** https://midhurstclt.org/ ; https://www.midsussex.gov.uk/media/1221/community-land-trust-umbrella-project.pdf	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Middlesbrough (2026)	NE/TVCA	N	Y	Y	Y	Y	**Acquisition** 40 properties for TA https://moderngov.middlesbrough.gov.uk/documents/s38036/Report.pdf ; **empty homes** https://www.middlesbrough.gov.uk/environmental-issues/problems-with-houses-and-buildings/empty-properties/ ; **JV** Capital and Centric 3400 homes Middlehaven Dock https://www.middlesbrough.gov.uk/latest-news/major-housing-project-given-green-light-after-executive-approval/ ; JV with 13, Esh and TVCA 145 affordable homes https://www.middlesbrough.gov.uk/latest-news/first-of-145-new-affordable-homes-unveiled-in-heart-of-middlesbrough/ . 13 and TVCA delivering 540 affordable homes https://www.middlesbrough.gov.uk/latest-news/drone-footage-shows-scale-of-change-at-new-grove-hill-development/ ; Gresham **regeneration** 2 homes https://www.bbc.co.uk/news/articles/c4gjn7lw7qlo ; Tees Valley Housing Partnership https://www.middlesbrough.gov.uk/latest-news/tees-valley-housing-partnership-launches-to-boost-the-delivery-of-affordable-homes/ ; **masterplan** Newham Hall 1000 homes https://www.middlesbrough.gov.uk/media/noicqzjy/lp-ps1-newham-hall-masterplan.pdf **;** **retrofitting** https://www.middlesbrough.gov.uk/housing/warm-homes-local-grant/ ; https://www.middlesbrough.gov.uk/housing/home-improvement-loans/ ; **climate change** https://www.middlesbrough.gov.uk/green-strategy/one-planet-living/ ; **CLT** https://moderngov.middlesbrough.gov.uk/Data/Executive%20Sub-Committee%20for%20Property/201205091230/Agenda/$att1000174.doc.pdf ; https://localtrust.org.uk/wp-content/uploads/2019/03/local_trust_north_ormesby_newcastle_2017.pdf ;	Y	N	N
Milton Keynes (2026) Company MK Development Partnership	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.milton-keynes.gov.uk/sites/default/files/2024-07/MKCC%20Delivery%20Plan%202024%20to%202026.pdf ; **housing strategy** https://www.milton-keynes.gov.uk/sites/default/files/2022-05/Milton%20Keynes%20Housing%20Strategy%202020-2025.pdf ; **HRA** https://www.milton-keynes.gov.uk/housing-revenue-account-draft-city-council-budget-202526 ; housing supply and **acquisitions** service with landlord rent guarantee https://www.milton-keynes.gov.uk/housing/supply-and-acquisitions ; acquisition for TA https://milton-keynes.moderngov.co.uk/Data/Community%20&%20Housing%20Scrutiny%20Committee/202007211900/Agenda/To%20Note_Temporary%20Accommodation%20Acquisitions%20Policy.pdf ; low cost housing scheme https://www.milton-keynes.gov.uk/housing/low-cost-housing-scheme ; **empty homes** https://www.milton-keynes.gov.uk/housing/private-sector-housing/empty-homes ; **Company** Milton Keynes Development Partnership multiple JVs https://mkdp.org.uk/ ; **JV** Urban Splash and Glenbrook 306 homes, Taylor Wimpey 78 homes in Bronze Park, JV with MK New Town Partnership; **social value** More for MK https://www.milton-keynes.gov.uk/business/tenders-and-contracts/more-mk-approach including 66 homes with Higgins under this scheme https://www.milton-keynes.gov.uk/news/2026/work-begins-building-66-new-council-homes#:~:text=A%20mix%20of%20bungalows%2C%20houses%2C,keep%20bills%20low%20for%20tenants. ; proposed **new town** 40,000 homes https://www.milton-keynes.gov.uk/planning-and-building-control/proposed-new-town JV https://www.insidehousing.co.uk/news/city-council-and-developers-enter-partnership-to-deliver-milton-keynes-new-town-95796 ; Lakes estate 166 homes owned by council local lettings plan https://www.milton-keynes.gov.uk/local-lettings-plan-lakes-estate ; company **Milton Keynes Housing company** subsidiary of MKDP https://mkdp.org.uk/mkdp-sets-up-new-local-housing-company-to-increase-and-improve-affordable-housing-provision/ ; **masterplan** Central MK 11,000 homes https://www.milton-keynes.gov.uk/sites/default/files/2024-07/Central%20Milton%20Keynes%20Growth%20Opportunity%20Study%20and%20Development%20Framework.pdf **; urban extensions** MK East 5000 homes **new town** https://www.milton-keynes.gov.uk/sites/default/files/2022-02/East%20of%20M1%20development%20framework%20ADOPTED%20VERSION.pdf , MK South 3000 homes https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/south-east-milton-keynes-strategic-urban-extension ; **estate regeneration** Serpentine Ct homes in Lakes estate 200 homes https://www.milton-keynes.gov.uk/news/2026/city-council-delivers-landmark-estate-regeneration-almost-200-new-homes-completed ; **retrofitting** https://mkcommunityenergy.co.uk/retrofit-solutions/ ; https://www.milton-keynes.gov.uk/news/2025/free-energy-upgrades-low-income-households-milton-keynes ; https://www.milton-keynes.gov.uk/sustainable-milton-keynes/warm-homes-local-grant ; https://www.milton-keynes.gov.uk/news/2025/city-council-and-santander-partner-help-residents-improve-energy-efficiency ; **climate change** https://www.milton-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							keynes.gov.uk/sites/default/files/2023-05/MK%20Sustainability%20Strategy.pdf ; **CLT** https://find-and-update.company-information.service.gov.uk/company/12022188 ;			
Mole Valley (2026)	SE	N	N	Y	Y	Y	**Council strategy https://www.molevalley.gov.uk/my-council/council-strategy-2024-2028-2/** ; **affordable housing strategy** https://news.molevalley.gov.uk/2025/07/01/strategy-on-delivering-more-affordable-housing-in-mole-valley-to-be-considered/ ; **JV** Mount Green HA 10 affordable homes https://www.mountgreen.org.uk/new-affordable-housing-delivered-in-partnership-with-mole-valley/ ; JV with Kier in Leatherhead 480 homes https://news.molevalley.gov.uk/2023/07/14/mvdc-secures-cabinet-approval-for-transform-leatherhead-joint-venture-partnership-with-kier-property-identifies-specialist-developer-for-claire-house-and-james-house-and-cultivates-new-future-town/ ; **JV** Atmos Dorking TC Foundry Site https://www.molevalley.gov.uk/my-council/the-foundry-church-street-redevelopment/ ; Bookham **Masterplan** 200 homes ; Dorking masterplan includes housing https://www.molevalley.gov.uk/planning-building/bookham-dorking-masterplan/ ; **retrofitting** https://news.molevalley.gov.uk/2021/11/09/major-milestone-reached-in-action-surreys-energy-efficiency-retrofit-project/ ; https://sustainablemolevalley.co.uk/emergency-housing-retrofit/ ; https://www.molevalley.gov.uk/environment-sustainability/for-the-home/ ; **climate change** https://www.molevalley.gov.uk/environment-sustainability/our-journey-so-far/ ;	Y	N	N
Newark and Sherwood (2026)	EM/EM CCA	N	Y	Y	Y	Y	**Council strategy** https://democracy.newark-sherwooddc.gov.uk/documents/s17753/25.09.23%20-%20Community%20Plan%20Appendix%201.pdf ; **housing strategy** and delivery plan https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/our-policies/policies-and-procedures/council-strategies/Housing-Strategy-and-Delivery-Plan.pdf ; **HRA** https://democracy.newark-sherwooddc.gov.uk/ieDecisionDetails.aspx?Id=1131 ; 5 bungalows https://www.newark-sherwooddc.gov.uk/latest-news/2025/september/district-council-to-invest-in-bungalows/ ; **estate regeneration 207** new homes https://www.newark-sherwooddc.gov.uk/yorkedrivefocus/ ; TA https://www.newarkadvertiser.co.uk/news/500k-refurbishment-for-homeless-accommodation-9463050/ ; **empty homes** https://beta.newark-sherwooddc.gov.uk/community-environment/your-environment/empty-buildings ; **new settlemen**t Middlebeck 3150 homes Urban and Civic https://www.bbc.co.uk/news/articles/c8r47jkjer5o ; **JV** Newark Regeneration Plan with Lovells 207 homes https://democracy.newark-sherwooddc.gov.uk/documents/s24341/11.11.25%20-%20Plan%20for%20Neighbourhoods%20-%20Appendix%201.pdf ; Ollerton **Regeneration** former town hall converted to 8 homes; **retrofitting** https://www.newark-sherwooddc.gov.uk/latest-news/2025/may/retrofit-devolution-scheme-helps-save-thousands/ ; https://www.newark-sherwooddc.gov.uk/latest-news/2026/april/funding-to-transform-homes-with-energy-efficiency/ ; https://beta.newark-sherwooddc.gov.uk/housing/make-your-home-more-energy-efficient ; https://democracy.newark-sherwooddc.gov.uk/documents/s13291/Item%2013%20Decarbonisation%20Briefing_HC%2014.03.22.pdf ; **climate change** https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/our-policies/policies-and-procedures/climate-change-emergency/Greening-Newark-and-Sherwood-Action-Plan.pdf	Y	Y	N
New Forest (2026)	SE	Y	Y	N	N	Y	**Council strategy** https://www.newforest.gov.uk/media/3860/Corporate-plan-2024-to-2028/pdf/Corporate_plan_2024_to_2028.pdf?m=1712583002557 ; **housing strategy** https://newforest.gov.uk/article/3113/Greener-Housing-Strategy-2022-to-2032 ; **HRA** https://www.newforest.gov.uk/article/4194/Balanced-budget-approved-for-2026-27-to-sustain-essential-services ; new council homes Knightwood Chase 42 homes https://newforest.gov.uk/article/3949/New-housing-development-Knightwood-Chase-Fordingbridge , Hythe Hospital 22 homes https://newforest.gov.uk/hythehospital , Salisbury Road 20 homes https://newforest.gov.uk/SalisburyRoad ; Connaught Place 2 homes https://newforest.gov.uk/article/4069/Shared-ownership-1-and-2-Connaught-Place-Brockenhurst ; Wilberforce Green 30 homes https://newforest.gov.uk/WilberforceGreen ; Aubretia Place 10 homes https://newforest.gov.uk/everton ; **acquisition** 10 homes https://democracy.newforest.gov.uk/ieDecisionDetails.aspx?Id=1338 , acquisition 42 homes https://democracy.newforest.gov.uk/documents/s30472/Purchase%20of%2042%20affordable%20homes%20report.docx.pdf , 12 homes purchased including RTB https://democracy.newforest.gov.uk/mgAi.aspx?ID=17880 ; **empty homes**	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.newforest.gov.uk/media/4377/Empty-Homes-Strategy/pdf/Empty_Homes_Strategy.pdf?m=1741098590980 ; **JV** with Pennyfarthing Homes for 61 homes Danes Park developments Danes Park 61 homes https://newforest.gov.uk/danespark ; **regeneration** Fawley Power Station Vision for waterside 1500 homes https://www.newforest.gov.uk/article/3204/A-vision-for-the-waterside ; **retrofitting** https://www.newforest.gov.uk/article/3105/Energy-efficiency-planning-advice , https://newforest.govocal.com/en-GB/projects/retrofit-1 , https://www.newforest.gov.uk/article/3437/Get-a-grant-or-loan-to-improve-your-home-energy-efficiency , https://www.newforest.gov.uk/cosyhomes ; **climate change** https://www.newforest.gov.uk/media/2983/Climate-Change-Annual-Report/pdf/Climate_Change_and_Nature_Emergency_Annual_Update_1.pdf?m=1765966663467 ;			
Newcastle under Lyme (2026)	WMY	Y	Y	Y	Y	Y	**Council strategy** https://www.newcastle-staffs.gov.uk/policies-1/council-plan-2022-2026/6 ; **housing strategy** https://www.newcastle-staffs.gov.uk/policies-1/housing-strategy/8 ; **empty homes** https://www.newcastle-staffs.gov.uk/housing/empty-houses ; **JV** with Capital and Centric to redevelop car park for 111 homes https://www.capitalandcentric.com/journal/capital-centric-reveals-first-look-inside-karparcs-game-changing-atrium , 42 homes Astley Park on former shopping centre https://www.capitalandcentric.com/project/astley-place-newcastle-under-lyme , Rye Park 175 homes https://www.capitalandcentric.com/project/rye-park-newcastle-under-lyme ; **JV** with Capital and Centric and Aspue Housing on former nightclub site 63 homes https://wearestaffordshire.co.uk/news/former-newcastle-under-lyme-nightclub-set-for-major-overhaul/ ; **regeneration** https://www.newcastle-staffs.gov.uk/news/article/470/borough-transformation-continues-at-pace-as-key-sites-undergo-town-deal-backed-regeneration ; **climate change** https://www.newcastle-staffs.gov.uk/downloads/download/795/sustainable-environment-strategy-and-delivery-plan-sesdp ;	Y	N	N
Newcastle upon Tyne (2026)	NE/NEMSA	N	Y	Y	Y	Y	**Council strategy** https://newcastle.gov.uk/sites/default/files/Finance/20240321_Council-Plan.pdf ; **HRA** plan for council housing https://new.newcastle.gov.uk/sites/default/files/2024-11/2024-2027%20Council%20Housing%20Plan.pdf , target 15,000 homes over 10 years ; empty homes https://new.newcastle.gov.uk/private-housing/empty-homes ; **JV** with Keepmoat https://www.keepmoat.com/get-inspired/blog/keepmoat-to-deliver-scheme-of-accessible-bungalows-in-newcastle ; JV Igloo Stephenson Place 78 homes https://www.chroniclelive.co.uk/news/north-east-news/key-details-housing-plans-newcastle-33741472 , JV New Tyne West Development Company partnership between Newcastle City Council, Barratt Homes, and Keepmoat Home Scotswood 1800 homes https://www.idpartnership.com/the-rise-scotswood ; **urban extension** Great Park 2500 homes https://www.newcastlegreatpark.com/ngp/ ; **regeneration** Forth Goods Yards 2500 homes with Homes England https://forthgoodsyard.co.uk/ ; part of Council Housing Support Service CHoSS https://new.newcastle.gov.uk/news/2025/newcastle-city-council-sets-ambitious-housing-plans-motion ; regeneration Walker 451 homes https://new.newcastle.gov.uk/news/2026/major-regeneration-plans-walker-announced ; **retrofitting** https://new.newcastle.gov.uk/housing/council-housing/repairs-alterations/energy-efficiency-improvements-properties , https://www.northeast-ca.gov.uk/news/housing-and-land/warm-homes-taskforce-launched-to-tackle-fuel-poverty-and-improve-housing-across-the-north-east , https://www.insidehousing.co.uk/news/newcastle-city-council-employs-social-housing-tenants-in-retrofit-programme-91507 ; https://warmhomeuk.co.uk/newcastle/ **; climate change** https://democracy.newcastle.gov.uk/documents/s164507/Net%20Zero%20Newcastle%20-%202030%20Action%20Plan%20Draft%2011-09-2020%20-%20single%20page.pdf ;	Y	Y	N
Newham (2026) Company populo Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://mgov.newham.gov.uk/documents/s158737/Addendum%209050_CORPORATE_PLAN_BOOKLET_v18.pdf ; **housing strategy** https://www.newham.gov.uk/housing-homes-homelessness/housing-delivery-strategy ; **HRA** https://opencouncil.network/meetings/74774 ; **RP Populo Homes** https://www.populoliving.co.uk/your-home/your-populo-homes-property/ ; **acquisitions** 203 homes https://www.newham.gov.uk/news/article/1038/newham-council-buys-additional-homes-for-sub-market-rent-levels ; acquisition 36 homes https://newhamvoices.co.uk/2025/02/16/newham-council-plans-to-buy-homes-for-homeless-families/ **; empty homes** https://www.newham.gov.uk/landlords-newham/empty-properties ; **redevelopment** of council block to larger homes https://www.newham.gov.uk/news/article/1198/newham-to-spend-56-million-to-rebuild-modern-high-quality-homes-for-homeless-residents-and-families ; **company** Populo Living https://www.populoliving.co.uk/ ; **JV** Populo and Vistry Plaistow Hub 182 homes, JV Berkeley Homes Twelve Trees Park 3800-4500 homes https://thedeveloper.live/place-database/place-database/twelvetrees-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							park-newham--berkeley-homes-south-east-london-with-hta-design ; JV Hill Group 95 homes Custom House Passivhaus https://www.newham.gov.uk/news/article/1539/new-affordable-homes-in-custom-house-as-regeneration-delivers-for-newham-residents ; JV Gort Scott etc Pudding Mill Lane 355 new homes https://www.architectsjournal.co.uk/news/gort-scott-and-maccreanor-lavington-get-ok-for-pudding-mill-lane-first-phase ; JV Glenman 28 homes https://www.newham.gov.uk/news/article/1541/newham-unveils-28-new-100-affordable-homes-at-neil-wilson-house-in-plaistow-in-honour-of-the-late-cllr-neil-wilson ; JV Higgins 81 homes Passivhaus https://www.newham.gov.uk/news/article/1543/newham-delivers-81-new-affordable-homes-at-greenhill-centre-in-manor-park ; **masterplan** Silvertown 6500 homes https://www.architectsjournal.co.uk/news/updated-6500-home-silvertown-quays-masterplan-okd ; masterplan Beckton Parks 2900 homes https://www.architectsjournal.co.uk/news/jtp-gets-go-ahead-for-2900-home-barking-riverside-plans, Masterplan Custom House 650-800 homes V https://adamkhan.co.uk/projects/custom-house/ ; **regeneration** 8000 homes on council land https://www.newham.gov.uk/news/article/1490/newham-launches-ambitious-five-year-growth-plan-to-deliver-homes-jobs-and-inclusive-prosperity ; regeneration Canning Town and Custom House 10,000 homes https://www.newham.gov.uk/regeneration-1/regeneration-project-canning-town-custom-house/1 ; Carpenters Estate 2300 homes https://www.populoliving.co.uk/the-carpenters/; **retrofitting** https://www.newham.gov.uk/climate-action-newham/find-get-involved/2 , https://www.newham.gov.uk/public-health-safety/warm-homes-programme/6 , https://www.newham.gov.uk/public-health-safety/warm-homes-programme/7 ; https://iuk-business-connect.org.uk/news/building-local-skills-for-housing-retrofit-in-newham/ ; **climate change** https://www.newham.gov.uk/climate-action-newham/our-climate-action-strategy ; **CLT E16** https://www.newham.gov.uk/news/article/1360/disused-garage-site-to-support-affordable-housing-in-newham-s-first-community-land-trust-partnership			
Norfolk CC (2026) Company Norse Group; Repton Property Co	E	Y	Y	Y	Y	Y	**Company** Norse group including housing in care homes https://www.norfolk.gov.uk/article/75057/Cabinet-considers-future-of-care-homes ; company Repton Property Company; **JV** between Repton and Lovells at Hopton on Sea 200 homes https://www.norfolk.gov.uk/article/44399/New-homes-in-Hopton-as-first-tenants-move-in , development in Acle of 137 homes https://corporate.lovell.co.uk/news-and-insights/lovell-and-repton-property-developments-celebrate-key-milestone-at-completion-ceremony-in-acle ; **retrofitting** https://www.norfolk.gov.uk/article/44313/Cabinet-to-consider-emission-reducing-work-on-Councils-Estate ; https://www.norfolk.gov.uk/article/39036/Reducing-Norfolks-carbon-emissions ; **climate change** https://www.norfolk.gov.uk/article/39033/Climate-strategy ;	Y	N	N
North Devon (2026) Company North Devon Plus	Sw	N	N	Y	Y	Y	**Council strategy** https://www.northdevon.gov.uk/sites/default/files/2024-03/Our%20Corporate%20Plan%202023-2027.pdf ; housing strategy https://www.northdevon.gov.uk/housing/housing-policies-and-strategies/housing-strategy-2025 ; **acquisitions** land for affordable housing https://democracy.northdevon.gov.uk/ieDecisionDetails.aspx?Id=4525 , housing for TA https://democracy.northdevon.gov.uk/ieDecisionDetails.aspx?Id=4253 , https://www.northdevongazette.co.uk/news/local-news/1844444/devon-council-to-buy-15-properties-to-help-homeless-local-families.html ; **empty homes** https://www.northdevon.gov.uk/housing/empty-homes-project ; **company** North Devon Plus ; **JV** with North Devon Homes https://democracy.northdevon.gov.uk/mgAi.aspx?ID=2628 ; JV with LiveWest and Akkeron Group to redevelop former leisure centre into 180 homes Seven Brethren Barnstaple https://www.akkerongroup.com/barnstaple-regeneration-projects-press-release/ ; **urban extension** Westacott 950 homes https://www.planning.data.gov.uk/entity/1725261 ; **regeneration** purchase of post office sorting office for use as housing in Ilfracombe https://www.northdevongazette.co.uk/news/local-news/1929956/new-2m-plan-for-regeneration-and-homes-in-one-of-north-devons-poorest-towns.html ; **retrofitting** https://www.northdevon.gov.uk/benefits-and-grants/housing-grants-and-loans/energy-efficiency-grants-and-loans/other-energy-efficiency-support , https://www.northdevon.gov.uk/benefits-and-grants/housing-grants-and-loans/energy-efficiency-grants-and-loans , https://www.northdevon.gov.uk/benefits-and-grants/housing-grants-and-loans/energy-efficiency-grants-and-loans/eco4-flex-grant-funding ; https://www.northdevon.gov.uk/benefits-and-grants/housing-grants-and-loans/energy-efficiency-grants-and-loans/NDC-approved-ECO-installers ; **climate change** https://www.northdevon.gov.uk/sites/default/files/2024-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							09/Carbon%2C%20enviornment%20and%20biodiversity%20plan%20graphic%20%281%29.pdf ; **CLT** https://democracy.northdevon.gov.uk/ieDecisionDetails.aspx?ID=4043 , Ilfracombe CLT https://www.aster.co.uk/news/aster-group-partners-with-ilfracombe-clt-to-deliver-affordable-homes-for-local-residents , 8 CLTs in N Devon https://democracy.northdevon.gov.uk/mgAi.aspx?ID=13614			
North East Derbyshire (2026)	EM/EM CCA	Y	Y	Y	Y	Y	**Council strategy** https://www.ne-derbyshire.gov.uk/about-the-council/council-plan-2023-2027 ; **housing strategy** https://democracy.ne-derbyshire.gov.uk/documents/s22811/Cabinet%20Report%20Jan%202025%20-%20Housing%20Strategy.pdf ; **HRA** https://democracy.ne-derbyshire.gov.uk/documents/s25321/FINAL%20Report%20-%20Cabinet%20MTFP%202026-27.pdf ; **empty homes** https://www.ne-derbyshire.gov.uk/land-and-property/empty-homes ; **JV** with Rykneld Homes https://www.rykneldhomes.org.uk/find-a-home/ , https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/council-agrees-financial-plan-to-safeguard-services-and-invest-in-homes , 11 homes in Clay Cross https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/affordable-green-homes-for-clay-cross , 70 homes North Wingfield https://www.efficiencynorth.org/70-new-homes-for-north-east-derbyshire-on-site/ ; **urban extension** Egstow Park 850 homes https://www.stmodwenhomes.co.uk/new-homes-for-sale/yorkshire/egstow-park-chesterfield ; **regeneration** Wingerworth 100 homes https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/the-avenue-regeneration-project-gets-up-to-1m-funding-boost ; former Milford Mills 69 homes https://www.eastmidlandsbusinesslink.co.uk/mag/featured/new-homes-take-shape-at-historic-milford-mills/ ; **retrofitting** https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/new-partnership-launches-free-home-energy-upgrades-in-north-east-derbyshire ; https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/9m-allocated-to-improve-the-homes-of-north-east-derbyshire-residents ; https://www.sustainablebuildinguk.com/portfolio/shdf-wave-2-retrofit-decarbonisation-project-rykneld-homes/ ; https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/new-partnership-launches-free-home-energy-upgrades-in-north-east-derbyshire ; **climate change** https://www.ne-derbyshire.gov.uk/environmental-health/climate-change/our-commitment ;	Y	Y	N
North East Lincolnshire (2026	EM/GLC CA	N	Y	Y	Y	Y	**Council strategy** https://www.nelincs.gov.uk/assets/uploads/2026/02/13282-Council-Plan-2025-28-V5.pdf ; **housing strategy** https://www.nelincs.gov.uk/assets/uploads/2024/08/Housing-Strategy.pdf ; **empty homes** https://www.grimsbytelegraph.co.uk/news/grimsby-news/councillors-debate-ramped-up-action-11074640 ; **JV** Keepmoat 120 homes Grimsby Dock https://www.nelincs.gov.uk/keepmoat-plans-to-invest-more-than-20-million-into-transformation-of-alexandra-dock/ ; former school site 318 homes https://www.nelincs.gov.uk/transformation-of-former-western-school-site-is-well-underway/ ; Cleethorpes **Masterplan** https://www.nelincs.gov.uk/assets/uploads/2024/06/Cleethorpes-Masterplan-Report_PUBLIC-FINAL_2025_reduced-1.pdf , Grimsby Masterplan https://www.nelincs.gov.uk/come-along-and-chat-to-us-about-grimsby-town-centre-masterplan/ ; **regeneration** empty homes https://www.northlincs.gov.uk/news/tougher-action-paying-off-as-empty-houses-become-homes-again/ ; **urban extension** Grimsby West 3500 homes https://www.nelincs.gov.uk/assets/uploads/2025/06/HAR0925-MASTERPLAN-DOCUMENT_Part1.pdf ; **retrofitting** https://www.nelincs.gov.uk/council-to-help-renovate-up-to-60-homes-on-east-marsh-street/ , https://www.contractsfinder.service.gov.uk/notice/88094e0f-0fc0-4827-9b8a-04faca5ff1f7 ; https://www.nelincs.gov.uk/solar-together-launches-in-north-east-lincolnshire-offering-residents-affordable-renewable-energy-sources/ ; https://www.nelincs.gov.uk/homes-and-property/home-energy/ ; **climate change** https://www.nelincs.gov.uk/assets/uploads/2022/02/Carbon-Roadmap.pdf ;	Y	N	N
North Hertfordshire (2026)	SE	N	E	Y	Y	Y	**Council strategy** https://www.north-herts.gov.uk/sites/default/files/2022-03/Council%20Plan%202022-2027.pdf ; **housing strategy** https://www.north-herts.gov.uk/sites/default/files/2024-04/NHC%20Housing%20Strategy%202024-2029_0.pdf ; **empty homes** necsws.com/case-studies/business-processing-services/empty-property-review-delivers-great-results-for-north-herts ; J**V** with settle HA https://www.settlegroup.org.uk/wp-content/uploads/2024/09/The-North-Hertfordshire-Housing-common-Housing-allocation-scheme-September-2024.pdf ; partnership with funding for LGCH for 57 affordable homes https://www.north-herts.gov.uk/news/north-herts-council-celebrates-progress-made-letchworth-garden-city-housing-development; **masterplan** north of Letchworth 900 homes https://www.north-herts.gov.uk/north-letchworth-masterplan ; **urban extension** Growing Baldock masterplan with Urban and Civic 3000 homes https://www.north-herts.gov.uk/growing-baldock-masterplan , north of Stevenage masterplan 900 homes https://www.north-	Y	N	N

LA	R/ CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							herts.gov.uk/north-stevenage-masterplan ; NE of Great Ashby Masterplan 600 homes https://www.north-herts.gov.uk/north-east-great-ashby-masterplan ; east of Luton masterplan 2100 homes https://www.north-herts.gov.uk/east-luton-masterplan ; **retrofitting** https://www.north-herts.gov.uk/news/hertfordshire-unites-behind-first-retrofit-strategy-improve-home-energy-efficiency-reduce ; https://www.north-herts.gov.uk/energy-efficiency-schemes-and-advice ; https://climate-hive.hub.north-herts.gov.uk/hertfordshires-new-retrofit-strategy ; https://www.north-herts.gov.uk/warm-homes-local-grant ; **CLT** https://www.ashwell.gov.uk/village-charities-and-trusts-/clt---community-land-trust/ ;			
North Kesteven (2026) Company Lafford Group	EM/ GLC CA	Y	Y	Y	Y	Y	**Council strategy** https://www.n-kesteven.gov.uk/sites/default/files/2023-03/NK%20Plan%202023-2026.pdf ; **housing strategy** https://www.n-kesteven.gov.uk/sites/default/files/2023-08/Inclusive%20housing%20strategy.pdf ; **HRA** https://www.n-kesteven.gov.uk/sites/default/files/2025-03/Housing%20Revenue%20Account%20Business%20Plan%202025%20-%202055.pdf ; **empty homes** https://www.n-kesteven.gov.uk/homes-property/information-about-housing-north-kesteven/empty-homes ; **company** Lafford Group https://laffordgroup.co.uk/ including Lafford Homes for rent ; former depot 20 homes https://www.n-kesteven.gov.uk/council-news/2023/06/land-which-formerly-housed-depot-has-been-transformed-20-quality-homes ; Petrella Place 26 homes https://laffordgroup.co.uk/petrella-place/ ; Beacon Hollow 59 homes https://laffordgroup.co.uk/beacon-hollow-washingborough/ ; Goose court 27 homes; The Orchards 48 homes https://laffordgroup.co.uk/the-orchards-greylees/ ; **urban extensions** Sleaford West 4000 homes https://www.n-kesteven.gov.uk/planning-building/planning/planning-applications/sleaford-west-application, Lincoln SE Quadrant 3500 homes https://www.n-kesteven.gov.uk/planning-building/planning/planning-policy/supplementary-planning-document-lincoln-south-east-quadrant ; **retrofitting** https://www.n-kesteven.gov.uk/climate-action-plan/climate-action-plan-2025-2026/Buildings/buildings-actions , https://www.n-kesteven.gov.uk/council-news/2025/03/government-grant-secured-makes-ps184m-warmer-council-homes-north-kesteven , https://www.n-kesteven.gov.uk/climate-change/buildings/energy-saving-advice ; **climate change** https://www.n-kesteven.gov.uk/climate-change/climate-action-plan/climate-action-plan-2025-2026/buildings ; **CLT** Wilsford https://www.emclh.co.uk/case-study-rural-clts-wilsford-community-land-trust/	Y	Y	N
North Lincolnshire (2026)	EM/ GLC CA	N	N	Y	Y	N	**Housing strategy** https://www.northlincs.gov.uk/site/documents/housing/housing-plan-2023-2028/ ; **empty homes** https://www.northlincs.gov.uk/council-tax-benefits-and-housing/housing-support-and-financial-assistance/ ; **regeneration** on council site for housing for older people Brumby Wharf https://www.northlincs.gov.uk/news/proposals-sought-for-older-peoples-housing-development/ ; Lincolnshire Lakes 6500 homes https://www.northlincs.gov.uk/jobs-business-and-regeneration/lincolnshire-lakes/ ; **new village** Trent Vale replacing Lincolnshire Lakes https://www.bbc.co.uk/news/articles/cn0n84kl402o **retrofitting** https://www.northlincs.gov.uk/council-tax-benefits-and-housing/energy-efficiency-and-affordable-warmth/ ; https://www.northlincs.gov.uk/news/groundbreaking-solar-panel-scheme-hits-one-million-kilowatt-hours-milestone/ ; https://www.northlincs.gov.uk/your-council/a-green-future/what-is-happening-locally/ ; https://northlincolnshire.moderngov.co.uk/documents/s24201/Acceptance%20of%20the%20Warm%20Homes%20-%20Local%20Grant%20Funding.pdf ; **climate change** https://www.northlincs.gov.uk/your-council/a-green-future/what-we-are-doing-2/#3 ;	N	N	N
North Norfolk (2026)	E	Y	E	N	N	Y	**Council strategy** https://www.north-norfolk.gov.uk/media/9394/corporate-plan-2023-to-2027.pdf ; **housing strategy** https://www.north-norfolk.gov.uk/tasks/housing-strategy-community-support/view-housing-strategy-of-north-norfolk-district-council/ ; **acquisitions** https://www.edp24.co.uk/news/26020855.nndc-given-1m-buy-homeless-accommodation/ ; https://modgov.north-norfolk.gov.uk/documents/s22732/Final%20LAHF%204%20v2%20Cabinet%20April%202026%20S151%20MO%20S151.pdf ; https://www.bbc.co.uk/news/articles/cn05v27r100o ; affordable housing 250 new affordable homes projected for completion between 2024/25 and 2026/27 ; rural exception sites https://www.local.gov.uk/case-studies/delivering-rural-exception-housing-sites-north-norfolk-district-council-and-broadland ; **empty homes** https://www.north-norfolk.gov.uk/news/2026/march/north-norfolk-district-council-is-working-to-get-more-empty-homes-back-into-use/ ; **JV** with Anglian Water to enable SMEs to gain environmental credits https://modgov.north-norfolk.gov.uk/mgAi.aspx?ID=8957 ; **masterplan urban extension** North Walsham 1800 homes https://www.north-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							norfolk.gov.uk/tasks/planning-services/planning-policy/north-walsham-west-sustainable-urban-extension/ ; **regeneration** empty homes https://www.north-norfolk.gov.uk/news/2026/march/north-norfolk-district-council-is-working-to-get-more-empty-homes-back-into-use/ ; **retrofitting** https://www.north-norfolk.gov.uk/projects/energy-saving-tips/ , https://www.edp24.co.uk/news/23549698.norfolk-county-council-83m-retrofitting-bill-revealed/ , https://norfolkwarmhomes.org.uk/our-contractors ; **climate change** https://www.north-norfolk.gov.uk/media/7736/net-zero-strategy-document-v8.pdf ; **CLT** Swanton Novers https://swanton-novers-community-land-trust.webnode.page/ ; https://www.broadlandgroup.org/work-begins-on-7-new-affordable-homes-in-swanton-novers			
North Northamptonshire (2026)	EM				Y	Y	**Council strategy** https://www.northnorthants.gov.uk/corporateplan/community-and-our-corporate-plan ; **housing strategy** https://www.northnorthants.gov.uk/housing/housing-policies-strategies-reports-and-standards ; **HRA** https://northnorthants.moderngov.co.uk/documents/s35891/Housing%20Revenue%20Account%20HRA%20Final%20Budget%202026-27%20and%20Medium-Term%20Financial%20Plan.pdf ; **acquisitions** https://northnorthants.moderngov.co.uk/documents/s37059/New%20Housing%20Property%20and%20Land%20Acquisitions.pdf , https://www.bbc.co.uk/news/articles/c2lwvk098w2o ; **new council homes** 8 Kettering https://www.northnorthants.gov.uk/news/north-northamptonshire-council-launches-new-affordable-housing-development-kettering , over 55s extra care development St Christophers Drive Oundle with Housing 21 https://www.northnorthants.gov.uk/news/opening-new-independent-living-apartments-welcomed ; **empty homes** https://northnorthants.citizenspace.com/nnchousingengagement/empty-homes-strategy/user_uploads/nnc-empty-property-strategy.pdf ; **JV** emh group 60 homes Towcester Road https://allthingsbusiness.co.uk/developer-gets-green-light-to-build-60-new-homes-for-northampton-with-500000-committed-to-local-services/; **masterplan** Tresham **Garden Village** (with East Northants) 1500 homes https://www.nnjpdu.org.uk/delivery/tresham-garden-village/ ; masterplan Wellingborough North/Glenvale Park 3265 homes https://www.northnorthants.gov.uk/planning-strategies-and-plans/garden-communities-and-tresham-garden-village/wellingborough-north ; **urban extension** masterplan Hanwood Park East Kettering 5500 homes https://www.northnorthants.gov.uk/planning-strategies-and-plans/garden-communities-and-sustainable-urban-extensions/hanwood-park ; masterplan Rushden 2700 homes https://www.northnorthants.gov.uk/planning-strategies-and-plans/garden-communities-and-sustainable-urban-extensions/rushden-east ; masterplan Stanton Cross 3750 homes https://www.northnorthants.gov.uk/planning-strategies-and-plans/garden-communities-and-tresham-garden-village/wellingborough-east ; **retrofitting** https://www.northnorthants.gov.uk/energy-efficient-home/tailored-energy-advice-service , https://www.northnorthants.gov.uk/private-sector-housing/energy-grants-and-support ; https://www.northnorthants.gov.uk/energy-efficient-home ; https://warmify.org.uk/warmify-in-partnership-with-north-northamptonshire/ ; **climate change** https://www.northnorthants.gov.uk/climate/climate-change ;	Y	Y	N
North Somerset (2026)	SW/WE CA	Y	Y	Y	Y	Y	**Council strategy** https://n-somerset.gov.uk/sites/default/files/2024-05/Corporate%20Plan%20Action%20Plan%202024-28.pdf ; **housing strategy** https://n-somerset.gov.uk/sites/default/files/2022-08/Housing%20Strategy.pdf ; **acquisition** homes for looked after children https://n-somerset.gov.uk/news/new-homes-looked-after-young-people-after-ps2m-investment ; **empty homes** https://n-somerset.gov.uk/my-services/housing/help-if-you-own-or-want-own-home/help-homeowners/bringing-empty-homes-back-use ; **JV** Elm Grove with Alliance homes and Stonewood Homes for 52 Passivhaus homes in Nailsea https://n-somerset.gov.uk/news/north-somersets-first-passivhaus-development-nears-completion ; **regeneration** Dolphin Sq 112 homes https://www.bbc.co.uk/news/articles/cjr3x4vx9gjo ; Parland Village 4000 homes https://n-somerset.gov.uk/business/regeneration-development/parklands-village/about-parklands-village ; **retrofitting** https://n-somerset.gov.uk/my-services/housing/home-energy-efficiency-assistance , https://n-somerset.gov.uk/sites/default/files/2022-05/B4%20-%20Creating%20Sustainable%20Buildings%20and%20Places%20%28Adopted%202021%29.pdf ; https://innorthsomerset.co.uk/2024/03/19/new-initiative-helps-community-groups-in-north-somerset-provide-local-people-with-expert-energy-advice/ ; **climate change** https://n-somerset.gov.uk/sites/default/files/2023-03/31208%20Climate%20Emergency%20Action%20Plan%20ACC.pdf ; **CLT** https://www.somersetcclt.org.uk/ ,	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.ourcdclt.co.uk/about-us.html , https://www.facebook.com/labour4milton/posts/this-is-exciting-news-the-creation-of-a-community-land-trust-in-weston-super-mar/818723820381868/			
North Tyneside (2026) Company Aurora Properties	NE/NMSA	Y	Y	Y	Y	Y	**Council strategy** https://www.northtyneside.gov.uk/council/our-north-tyneside-plan# ; **housing strategy** https://www.northtyneside.gov.uk/housing/housing-strategies-and-policies/housing-strategy-2023-2028 ; **HRA** https://haveyoursay.northtyneside.gov.uk/housing-revenue-account ; **acquisitions** 9 affordable homes https://www.northtyneside.gov.uk/council/council-meetings-and-decision-making/delegated-decisions/acquisition-nine-affordable-homes ; **new homes** 8 Parkside house 8 homes https://legacy.northtyneside.gov.uk/news/34538/affordable-homes-popping-all-over-north-tyneside , Former West Farm Public House, Killingworth 22 on former pub site , Former Rosehill Club, Wallsend eight new council homes, Battle Hill (four HUSK bungalows on former garage sites, Benton Lane, Longbenton –church demolition, HUSK Garage Block Conversions, Phase 3, Boroughwide, 2 garage sites are proposed for conversion into bungalows, six new homes in total created in Annitsford. Brownfield Funding – The authority has had an expression of interest approved for £131k of funding from the Brownfield Housing Fund through **NECA** . This funding to remediate of the Marden Community Centre site for new affordable homes https://democracy.northtyneside.gov.uk/documents/s30710/Item%205%20Affordable%20Homes%20Programme%20September%202025.pdf ; empty homes https://www.northtyneside.gov.uk/housing/private-sector-housing/empty-homes ; **company** Aurora Properties and subsidiary Aurora Affordable Homes http://www.aurora-properties.co.uk/ ; **RP** Aurora Homes https://find-and-update.company-information.service.gov.uk/company/16847614 Aurora properties developments 28 homes Northumberland Sq, 12 homes Whitely Bay, 12 homes Cullercoats http://www.aurora-properties.co.uk/aurora-properties/developments ; **JV** Karbon Homes 22 homes https://bdaily.co.uk/articles/2026/03/20/28-home-scheme-completed-in-north-shields ; **masterplan** Sea Front 60 homes https://legacy.northtyneside.gov.uk/category/648/seafront-master-plan-overview ; **urban extension** North Whitely Bay 500 homes https://ehq-production-europe.s3.eu-west-1.amazonaws.com/d7d3e7625072b84cb71fe60a93d3b63df3f00679/original/1773065274/da5f2087dfd5837d815a7138a649bb5a_AKENNE2.PDF?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPIPQP5NM%2F20260725%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260725T113039Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=f5300c39a2f23d34e2bd8a528674cd576582efc6b3be915f555df85edac3c651 ; **regeneration** North Shields 28 new homes Unicorn House https://storymaps.arcgis.com/stories/4b522b0a579a48c3b75c6a779fdb0d48 , Wallsend 60 homes direct delivery and 41 in JVs https://www.northtyneside.gov.uk/regeneration/ambition-wallsend/housing-development ; **retrofitting** https://democracy.northtyneside.gov.uk/documents/s9049/Appendix ; https://www.uk100.org/knowledge-hub/north-tyneside-council-drives-operational-efficiencies-with-low-carbon-redevelopment-of-its-killingworth-depot , https://www.northtyneside.gov.uk/decent-homes/roof-replacement , https://news.eonenergy.com/news/creating-warmer-and-healthier-homes-in-north-tyneside ; **climate change** https://www.northtyneside.gov.uk/action-climate-change/carbon-net-zero/carbon-net-zero-action-plan-2025/introduction ;	Y	Y	Y
Northumberland (2026) Company Advance	NE/NEMSA	Y	Y	Y	Y	Y	**Council strategy** https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/About-the-Council/Policy%20and%20priorities/Corporate_Plan_2026-2030.pdf ; **housing strategy** https://northumberland.moderngov.co.uk/documents/s23860/Housing+Policy+-+Towards+a+New+Countywide+Housing+Strategy.pdf ; **HRA** https://northumberland.moderngov.co.uk/documents/s29148/05%20HRA%20Budget.pdf ; **acquisitions** 2 homes Alnwick https://www.northumberland.gov.uk/news/council-purchases-new-affordable-homes-alnwick , 3 homes Alnwick https://www.northumberlandgazette.co.uk/news/politics/council/council-purchases-more-affordable-housing-in-alnwick-to-address-urgent-need-6916279 ; **NECA** Housing Fund 114 affordable homes https://www.northumberland.gov.uk/news/funding-boost-affordable-housing-northumberland ; **empty homes** https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Housing/Private%20sector%20team/Guide-to-Empty-Homes.pdf ; **company** Advance https://find-and-update.company-information.service.gov.uk/company/11161983 subsidiary Ascent Homes https://ascent-homes.co.uk/news/work-commences-on-300-new-homes-in-northumberland ; **masterplan** Hirst 57 new affordable	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							homes https://www.northumberland.gov.uk/housing/hirst-masterplan ; masterplan **urban extension** Morpeth 875 homes https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/Morpeth-Masterplan-Maps.pdf ; Cramlington 1600-1800 homes https://bellwaystrategicland.co.uk/case-studies/cramlington-northumberland , Hexham former school site 200 homes https://www.chroniclelive.co.uk/news/north-east-news/former-hexham-middle-school-site-34258000 ; **retrofitting** https://www.northumberland.gov.uk/climate-change/warmer-homes-northumberland ; https://www.northumberland.gov.uk/news/council-announces-ps93million-major-refurbishment-century-old-homes ; https://west.northumberlandfrontline.org.uk/Library/ServiceDetail/664b50affb2877ec769ad787 ; https://www.local.gov.uk/case-studies/northumberland-county-councils-retrofit-action-plan-checklist ; **climate change** https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/News/2024/March/Square/Climate-Change-Action-Plan-2024-26.pdf ;			
North Warwickshire (2026)	WM	N	N	N	Y	Y	**Council strategy** https://www.northwarks.gov.uk/downloads/file/2832/corporate-plan-2023-27-25-6-revision ; **HRA** https://www.northwarks.gov.uk/downloads/file/2192/leaflet ; **empty homes** https://www.warwickshireworld.com/your-warwickshire/north-warwickshire/fewer-empty-homes-in-north-warwickshire-despite-numbers-on-the-rise-in-england-4430378 ; **JV** Wates https://www.wates.co.uk/news/housing-maintenance/culture/reflecting-on-housing-collaboration-with-north-warwickshire-borough-council/ ; **retrofitting** https://www.northwarks.gov.uk/benefits/boiler-grants ; https://www.westvillegroup.co.uk/project/insulation-regeneration-programme-north-warwickshire/ ; **climate change** https://www.northwarks.gov.uk/downloads/file/57/climate-action-plan ;	Y	Y	N
North West Leicestershire (2026) Company Waterworks Road LLP	EM	N	N	N	N	Y	**Housing strategy** https://www.nwleics.gov.uk/files/documents/housing_strategy_2021_2026/Housing%20Strategy%202021-26.pdf ; **HRA** https://minutes-1.nwleics.gov.uk/documents/s49771/202627%20Housing%20Revenue%20Account%20HRA%20Budget%20and%20Rent%20Setting%20Council%20Report.pdf ; **acquisitions** https://www.bbc.co.uk/news/articles/c050e56z69ro ; **empty homes** https://www.nwleics.gov.uk/files/documents/empty_homes_policy_private_sector/Empty%20Homes%20Policy.pdf ; **masterplan** Coalville 2700 homes https://www.matherjamie.co.uk/our-work/strategic-land-development-specialists-hugglescote-grange-coalville/ ; masterplan Moneyhill Ashby de la Zouch 1400 homes https://www.nwleics.gov.uk/pages/moneyhill ; **company** Waterworks Road LLP https://find-and-update.company-information.service.gov.uk/company/OC440034/officers ; **regeneration urban extension** Coalville 3500 homes https://www.nwleics.gov.uk/files/documents/coalville_regeneration_framework_2025_update/Coalville%20Regeneration%20Framework%20-%202025%20Update.pdf , redevelopment of council HQ for housing https://www.nwleics.gov.uk/news/2026/03/25/stenson_gardens_public_space_and_new_homes_n_one_step_closer ; **retrofitting** https://www.nwleics.gov.uk/pages/adapting_homes ; https://www.nwleics.gov.uk/pages/energysaving ; https://www.leicestershire.gov.uk/leisure-and-community/community-schemes-and-funding/green-living-leicestershire-home-upgrade-grant-hug ; https://www.nwleics.gov.uk/pages/housing_alterations_by_tenants ; **climate change** https://www.nwleics.gov.uk/files/documents/zero_carbon_roadmap_report_july_2023_overlap_images_resolved/20190234-NWLDC%20Zero%20Carbon%20Roadmap-04-Main%20Report-Rev%20K%20-%20final%20%28no%20comments%29%20-%20images%20position%20corrected%202023.pdf ;	N	Y	N
North Yorkshire (2026)	YH/YNYMCA					Y	**Council strategy** https://www.northyorks.gov.uk/sites/default/files/2025-04/Council%20Plan%202025-2029%20-%20accessible_0.pdf ; **housing strategy** https://edemocracy.northyorks.gov.uk/documents/s25208/Appendix%20A%20-%20Draft%20Housing%20Strategy%202024-29.pdf ; **HRA** https://edemocracy.northyorks.gov.uk/documents/s62526/Housing%20Revenue%20Account%20Budget%20Report%20202627%20V2.pdf ; **acquisitions** target 500, 10 homes acquired https://edemocracy.northyorks.gov.uk/documents/s61739/20251216%20-%20Report%20-%20Acquisition%20of%20Properties.pdf , 3 homes	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://edemocracy.northyorks.gov.uk/documents/s46810/Acquisition%20of%20properties%20for%20Local%20Authority%20Housing%20Fund.pdf , 11 homes https://edemocracy.northyorks.gov.uk/documents/s40287/28%20day%20exempt%20information%20notice%20-%20Acquisition%20of%2011%20new%20build%20properties%20in%20Scarborough.pdf , 12 homes https://edemocracy.northyorks.gov.uk/documents/s52070/Acquisition%20social%20rented%20homes.Airedale%20Ave.Skipton.Report%20Exec%20Member.250425.complete.pdf ; **affordable housing subsidy scheme** https://www.nypartnerships.org.uk/sites/default/files/Partnership%20files/Environment/Housing/North%20Yorkshire%20Council%20Affordable%20Housing%20Funds%20-%20Subsidy%20Scheme.pdf ; **rural affordable** housing fund https://edemocracy.northyorks.gov.uk/documents/s63907/Affordable%20Housing%20and%20Rural%20Housing%20Fund.complete.pdf ; **JV** with Lovells 800 homes https://edemocracy.northyorks.gov.uk/documents/s61221/Joint%20Venture%20Update.pdf ; **empty homes** https://www.northyorks.gov.uk/housing-and-homelessness/other-housing-information/empty-homes ; **masterplan** Maltkiln 3000 homes https://www.bbc.co.uk/news/articles/c0kpl8ggp44o ; growth plan https://edemocracy.northyorks.gov.uk/documents/s23675/Economic%20Growth%20Strategy%202024-2029%20Appendices.pdf **; urban extension** west Harrogate 2000 homes https://www.northyorks.gov.uk/roads-parking-and-travel/major-transport-schemes-and-plans/west-harrogate-developments **; retrofitting** https://yorknorthyorks-ca.gov.uk/retrofit-strategy/ ; https://www.yesenergysolutions.co.uk/case-studies/making-energy-improvments-in-north-yorkshire/ ; https://edemocracy.northyorks.gov.uk/documents/s61983/1NORTH1.PDF ; https://www.alignpropertypartners.co.uk/projects/retrofit-assessment-of-social-housing-harrogate/ ; **climate change** https://www.northyorks.gov.uk/sites/default/files/2024-04/Climate%20Change%20Strategy%202023%20to%202030%20-%20accessible.pdf ; **CLT** https://lealholmclt.org.uk/			
Norwich (2026)	E	Y	Y	Y	Y	Y	**Council strategy** https://gettalking.norwich.gov.uk/corporateplan ; **HRA** https://www.norwich.gov.uk/news/2025/housing-revenue-account-plan-and-budget-2026-2027-approved , Mile Cross Depot 67 eco homes https://www.norwich.gov.uk/news/2025/norwich-residents-set-benefit-67-new-homes-citys-former-depot-site **; empty properties** https://www.norwich.gov.uk/support-private-tenants-and-landlords/empty-properties-norwich **; JV** with Aviva regeneration Anglia Square 1100 homes https://www.norwich.gov.uk/regeneration-and-major-projects/explore-major-projects/anglia-square ; regeneration/**masterplan** East Norwich Colmans site 3500 homes https://www.norwich.gov.uk/regeneration-and-major-projects/explore-major-projects/east-norwich ; Revolving Fund https://www.norwich.gov.uk/regeneration-and-major-projects/norwich-town-deal/discover-norwich-town-deal-projects/revolving-fund ; **company** Lion Homes closed 2026 https://www.edp24.co.uk/news/25978506.norwich-city-councils-lion-homes-enters-liquidation/ ; **JV** Broadland Housing Group https://www.broadlandgroup.org/new-homes-at-shipfield ; **regeneration** Norwich Victoria building 432 homes https://www.bbc.co.uk/news/articles/clyp8w7ez0vo ; **retrofitting** https://assets.publishing.service.gov.uk/media/6761643fd20fc50099e18fd9/shdf-wave-1-case-study-norwich.pdf ; https://norwichfoe.co.uk/wp-content/uploads/2025/01/Retrofit-Pattern-Book_250116_151624.pdf ; https://www.norwich.gov.uk/news/2025/10-year-partnership-improve-housing-and-communities ; https://www.norwich.gov.uk/housing-and-community-safety/repairs-maintenance-and-improvements/making-changes-your-council-home ; **climate change** https://www.norwich.gov.uk/sites/default/files/2026-02/Climate-Response-Norwich-Programme-2026-2035.pdf ; **CLT** https://www.norwichclt.org.uk/	Y	Y	N
Nottingham City (2026) Company Blueprint	EM/EM CCA	Y	Y	Y	Y	Y	**Council strategy** https://committee.nottinghamcity.gov.uk/documents/s168761/Enc.1forOurCouncilPlan2025-29.pdf; **housing strategy** https://www.nottinghamcity.gov.uk/media/htcl5omy/housing-strategy_draft.pdf ; **HRA** https://committee.nottinghamcity.gov.uk/documents/s157970/HRA%20Budget%20Report%20FINAL.pdf ; **ALMO** Nottingham City Homes (NCH) https://www.nottinghamcityhomes.org.uk/ , https://www.nottinghamcityhomes.org.uk/media/yxuljea1/group-board-130225.pdf ; **delivery** https://committee.nottinghamcity.gov.uk/documents/s161302/Social+Housing+Delivery+Progress.pdf ; **acquisitions** 60 https://committee.nottinghamcity.gov.uk/documents/s157896/Programme+of+acquisitions+for+social+housing+2024-2026.pdf , https://www.nottinghamschools.org.uk/housingservices/latest-news/council-buys-60-homes-to-help-people-in-housing-need/ **; empty**	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							homes https://www.mynottinghamnews.co.uk/filling-empty-homes/ ; **company** Blueprint https://find-and-update.company-information.service.gov.uk/officers/75cNWr90Vu8n7jdIpBiZdiOLUzY/appointments , https://www.blueprintregeneration.com/partners/ , Trent Basin 350 homes https://www.blueprintregeneration.com/project/trent-basin-nottingham-waterside/ , Elm Place 66 low energy homes https://www.blueprintregeneration.com/project/elm-place/ , Fruit Market 39 homes https://www.fruitmarket.info/ ; **JV** EMH with Owl Partnerships and EMCCA former nuclear bunker 104 homes https://housingdigital.co.uk/nottingham-housing-scheme-has-all-the-nuclear-mod-cons/ ; **regeneration** Broad March with HE 1000 homes https://www.gov.uk/government/news/homes-england-agrees-purchase-of-key-nottingham-regeneration-site ; **Growth Plan** https://www.nottinghamcity.gov.uk/media/p3deusme/nottingham-economic-growth-plan_v9_final.pdf ; **retrofitting** https://www.ncchousing.org.uk/your-home/warmer-greener-homes/carbon-neutral-nottingham/whole-house-retrofit/ ; https://www.geoplace.co.uk/case-studies/using-the-uprn-in-energy-retrofitting ; https://thekeegansgroup.com/framework/nottingham-city-council ; https://www.gsenetzerohub.org.uk/wp-content/uploads/2020/05/Nottingham-Deep-Retrofit-Energiesprong.pdf ; **climate change** https://www.cn28.co.uk/media/nwplzbc0/2028-carbon-neutral-action-plan-v2-160620.pdf ; **CLT** https://find-and-update.company-information.service.gov.uk/company/RS007780 ;			
Nottinghamshire CC (2026) Company Barwood Strategic Land	EM/EMCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.nottinghamshire.gov.uk/media/l54nlkls/ncccouncilplan2025.pdf ; **company** Barwood strategic land LLP https://find-and-update.company-information.service.gov.uk/officers/E5hFmHXJdMhhhxObxEaobjEsyLI/appointments , https://www.barwoodland.co.uk/ ; **JV** ARC with Scape https://www.arc-partnership.co.uk/ ; company joint owner of SCAPE https://scape.co.uk/the-scape-group ; JV Vistry for 800 homes https://www.vistry.co.uk/media/press-releases/2023/nottinghamshire-county-council-deal ; **retrofitting** https://www.nottinghamshire.gov.uk/business-community/cost-of-living-support/notts-home-energy-support ; https://www.nottinghamshire.gov.uk/business-community/cost-of-living-support/notts-home-energy-support/ec04-statement-of-intent ;	Y	N	N
Nuneaton and Bedworth (2026)	WM	N	Y	Y	Y	N	**Council strategy** https://www.nuneatonandbedworth.gov.uk/corporate-plan/corporate-plan-1/3 ; **housing strategy** https://www.nuneatonandbedworth.gov.uk/downloads/file/1589/housing-strategy-2024 ; **HRA** https://www.nuneatonandbedworth.gov.uk/news/article/187/council-approves-balanced-budgets-for-202526 ; 23 homes in Bedworth https://www.nuneatonandbedworth.gov.uk/news/article/223/work-has-started-on-new-council-homes-for-bedworth ; 14 homes Nuneaton https://www.nuneatonandbedworth.gov.uk/news/article/215/former-derelict-site-transformed-into-contemporary-housing-development ; 12 homes Nuneaton https://www.nuneatonandbedworth.gov.uk/news/article/126/much-needed-nuneaton-social-housing-development-completed ; **empty homes** https://www.nuneatonandbedworth.gov.uk/empty-property ; **regeneration** Bedworth https://www.nuneatonandbedworth.gov.uk/downloads/file/1821/believe-in-bedworth-regeneration-plan ; regeneration Nuneaton Vicarage Rd 50 homes https://www.nuneatonandbedworth.gov.uk/vicarage-street ; **retrofitting** https://www.nuneatonandbedworth.gov.uk/private-housing/energy-matters ; https://www.nuneatonandbedworth.gov.uk/private-housing/energy-matters/2 ; **climate change** https://www.nuneatonandbedworth.gov.uk/downloads/file/1696/climate-change-and-sustainability-action-plan	N	Y	N
Oadby and Wigston (2026)	EM	N	Y	Y	Y	N	**Council strategy** https://www.oadby-wigston.gov.uk/files/documents/corporate_strategy_2024_27/Corporate%20Strategy%202024-2027%20%283%29%20%28002%29.pdf ; **housing strategy** https://www.oadby-wigston.gov.uk/pages/housing_strategy ; **HRA** https://www.oadby-wigston.gov.uk/files/documents/housing_revenue_account_budget_book_2025_26/Budget%20Book%2025-26%20-%20HRA.pdf ; **company** Bushloe Developments dissolved 2023 https://find-and-update.company-information.service.gov.uk/company/10535653/filing-history **; retrofitting** https://www.oadby-wigston.gov.uk/pages/energy_efficiency_funding_scheme , https://www.oadby-wigston.gov.uk/pages/tips_to_improve_your_energy_efficiency , https://www.oadby-wigston.gov.uk/pages/green_grant_scheme , https://www.govmarket.uk/contract/dps-7713-whole-house-retrofit-main-contractor-whlg-oadby-amp-wigston-borough-council ; **climate**	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							change https://www.oadby-wigston.gov.uk/files/documents/climate_change_strategy_2024/OWBC%20Climate%20Change%20Strategy%20published%20v2.pdf ;			
Oldham (2026)	NW/GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.oldham.gov.uk/downloads/file/8094/oldham_corpotrate_plan_ready_for_the_future ; **HRA** https://committees.oldham.gov.uk/documents/s157724/4.%20HRA%20Budget%20Report.pdf ; **acquisition** 19 homes https://committees.oldham.gov.uk/documents/s112733/Primrose%20Bank%20Cabinet%20Report%20Feb%202020%20-%20Open%20Final.pdf ; **empty homes** https://www.oldham.gov.uk/info/100007/housing/1822/empty_homes ; **JV** with Hive 132 homes https://phpdonline.co.uk/developments/oldham-council-and-hive-homes-celebrate-the-start-of-works/ ; JV with Muse 2000 homes https://www.business-live.co.uk/economic-development/oldhams-transformation-major-developments-set-30669251 ;	Y	Y	N
Oxford City (2026) Company OX Place; OX WED	SEY	Y	Y	Y	Y	Y	**Council strategy** https://www.oxford.gov.uk/policies-plans-strategies/strategy ; **housing** strategy https://www.oxford.gov.uk/housing/housing-homelessness-rough-sleeping-strategy ; **HRA** https://mycouncil.oxford.gov.uk/ieDecisionDetails.aspx?ID=2791 ; **acquisitions** https://www.oxford.gov.uk/council-housing/acquisitions-programme ; https://mycouncil.oxford.gov.uk/ieDecisionDetails.aspx?ID=2595 184 homes from developer Barton Place https://mycouncil.oxford.gov.uk/mgIssueHistoryHome.aspx?IId=39752&Opt=0 , 111 homes from Hill Group at Canalside https://benews.co.uk/oxford-city-council-acquires-111-affordable-homes-from-the-hill-group/, land from OCHL(now Ox Place) at Elsfield Hall into the HRA https://mycouncil.oxford.gov.uk/ieIssueDetails.aspx?IId=40165&Opt=3 ; Homes England Investment Partner and HE status https://mycouncil.oxford.gov.uk/ieDecisionDetails.aspx?ID=2344 ; **development** 15 affordable Northway https://www.oxford.gov.uk/news/article/1760/city-council-invests-5m-to-build-block-of-15-new-affordable-homes-in-northway, development 51 homes Littlemore https://www.oxford.gov.uk/news/article/1740/fifty-one-genuinely-affordable-new-homes-take-off-in-littlemore , community schemes 26 homes https://www.oxford.gov.uk/housing-developments/east-oxford-community-sites-alto-collins-street-princes-street , 15 homes Northway https://www.oxford.gov.uk/news/article/1760/city-council-invests-5m-to-build-block-of-15-new-affordable-homes-in-northway , small sites garage redevelopment https://www.oxford.gov.uk/housing-developments/small-sites-project ; **JV** with Grosvenor Barton Park https://mycouncil.oxford.gov.uk/mgIssueHistoryHome.aspx?IId=21711&Opt=0 , JV with Nuffield College OxWED for Oxpens developments 234 homes plus student rooms https://www.oxpensoxford.uk/ ; **company** OX Place to develop 331 affordable homes https://www.oxford.gov.uk/news/article/1826/plans-for-a-100-million-scheme-set-to-be-approved-by-cabinet-for-331-affordable-new-homes-at-sandy-lane , company to develop 2000 homes https://oxplace.co.uk/about-us/ ; JV OX Place and Lucy Developments 40 homes Marston Paddock https://www.oxford.gov.uk/housing-developments/marston-paddock , OX Place 38 homes The Curve https://www.oxford.gov.uk/housing-developments/curve-towns-road, OX Place 10 homes Latham Way https://www.oxford.gov.uk/housing-developments/youngs-way-littlemore , OX Place extensions to existing LA homes https://www.oxford.gov.uk/housing-developments/ox-place-extensions-programme , OX Place Warren Crescent 10 homes https://www.oxford.gov.uk/housing-developments/warren-crescent ; OX Place Speedwell St 36 homes https://www.oxford.gov.uk/housing-developments/bridges-cross-speedwell-street ; JV Cantay Estates 90 affordable homes Littlemore https://www.oxford.gov.uk/housing-developments/railway-lane , JV with Peabody 210 homes https://www.oxford.gov.uk/building-projects/blackbird-leys-district-centre-knights-road ; **empty homes** https://www.oxford.gov.uk/housing/empty-homes ; **masterplan** Bertie Place 31 homes https://www.oxford.gov.uk/housing-developments/development-bertie-place/2 ; **retrofitting** https://www.oxford.gov.uk/retrofitting-home ; https://www.oxford.gov.uk/downloads/file/1659/technical-advice-note-15---heritage-retrofit-guidance-energy-efficiency-and-carbon-reduction ; https://www.oxford.gov.uk/carbon-reduction-energy-saving/energy-saving-grants-advice ; https://www.oxford.gov.uk/energy-efficiency-private-housing ; **climate change** https://www.oxford.gov.uk/policies-plans-strategies/strategy/7 ; **CLT** https://www.oclt.org.uk/ ;	Y	Y	Y
Oxfordshire CC (2026)	SE	N	N	N	N	N	**Council strategy** https://www.oxfordshire.gov.uk/sites/default/files/file/about-council/StrategicPlan.pdf ; CLT https://www.oclt.org.uk/	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Pendle (2026)	NW/LCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.pendle.gov.uk/downloads/file/12469/council_plan_2026-2028 ; **acquisition** https://www.bbc.co.uk/news/articles/cn800m53335o ; **JV** PEARL with Barnfield https://www.pearlpendle.co.uk/ , Northlight 85 homes https://www.pendle.gov.uk/news/article/413/millions_invested_in_pendle_through_pioneering_joint_venture , Eco-friendly housing Colne, Greenfields View, Langroyd Place in Colne derelict site The re-development of former cottages.com Spring Mill in Earby for a range of housing; **JV** with Together Housing PEARL Together https://find-and-update.company-information.service.gov.uk/company/11229691 , https://www.identityconsult.co.uk/project/pearl-together-harrison-drive-further-clough-head/ , Spring Hill 53 homes https://www.togetherhousing.group/our-news/2024/04/building-starts-on-53-new-homes-at-spring-mill-in-earby/ ; 129 homes Nelson https://www.placenorthwest.co.uk/pearl-together-plots-129-nelson-homes/ ; **masterplan** Barnoldswick 226 homes https://www.pendle.gov.uk/downloads/file/11959/barnoldswick_town_centre_masterplan ; Colne masterplan 900 homes https://www.pendle.gov.uk/downloads/file/11961/colne_town_centre_masterplan ; Earby masterplan 170 homes https://www.pendle.gov.uk/downloads/file/11960/earby_town_centre_masterplan ; **retrofitting** https://www.pendle.gov.uk/info/20050/energy_efficiency/104/save_energy_in_your_home/3 ; https://www.pendle.gov.uk/info/20050/energy_efficiency/104/save_energy_in_your_home ; https://www.pendle.gov.uk/info/20033/community_support/689/keeping_warm ; **climate change** https://www.pendle.gov.uk/downloads/file/12531/pbc_climate_change_strategy ; **CLT** https://find-and-update.company-information.service.gov.uk/company/RS007552 ;	Y	N	N
Peterborough (2026)	E/CPMCA	Y	Y	Y	Y	Y	**Council strategy** https://democracy.peterborough.gov.uk/documents/s54427/Appendix%201%20-%20Updated%20Corporate%20Strategy%20Cabinet.pdf ; https://democracy.peterborough.gov.uk/documents/s52949/Item%205.%20Appendix%201%20-%20Housing%20Strategy%202024-2029.pdf ; **acquisitions** 6 homes for care leavers https://democracy.peterborough.gov.uk/documents/s57043/2025.08.06%20Acquisition%20of%206%20x%201-Bed%20Flats%20Cabinet%20Paper.pdf , 25 homes for refugees https://democracy.peterborough.gov.uk/documents/s50175/10.%20Acquisition%20of%20Homes.pdf ; **empty homes** https://www.peterborough.gov.uk/residents/housing/empty-homes ; **JV** with Cross Key Homes Medesham Homes being dissolved https://democracy.peterborough.gov.uk/documents/s57043/2025.08.06%20Acquisition%20of%206%20x%201-Bed%20Flats%20Cabinet%20Paper.pdf , https://www.medesham.com/about/ ; **masterplan** Station Quarter 700 homes https://www.bbc.co.uk/news/articles/cq51xw87wxko ; masterplan Embankment 350 homes https://www.1staccessselfstorage.co.uk/news/peterborough-city-council-publishes-vision-embankment/ ; **urban extension** Great Haddon 5350 homes https://bsg-ecology.com/significant-urban-extension-receives-planning-permission/ ; **regeneration** MCA Growth Plan 4,000-4350 homes in city centre https://www.peterborough.gov.uk/council/planning-and-development/regeneration/city-centre-programme/shaping-the-future-of-peterborough-city-centre ; **retrofitting** https://www.peterborough.gov.uk/council/planning-and-development/energy/warm-homes-local-grant ; https://cambridgeshirepeterborough-ca.gov.uk/news/tag/retrofit/ ; https://scambs.moderngov.co.uk/documents/s140405/Appendix%20A.pdf ;	Y	N	N
Plymouth City Council (2026)	SW	Y	Y	Y	Y	Y	**Council strategy** https://www.plymouth.gov.uk/corporate-plan ; **Housing strategy** https://www.plymouth.gov.uk/plan-homes ; **empty homes** https://www.plymouth.gov.uk/empty-homes ; **regeneration** City Living Framework https://www.plymouth.gov.uk/plymouth-city-living-framework 10,000 homes in city centre supported by Homes England https://www.plymouth.gov.uk/news/mou-signed-homes-england-help-deliver-city-centre-vision Money House, the Former Good Companions, Congress Hall and Mayflower House https://www.plymouth.gov.uk/news/another-key-city-centre-site-acquired-redevelopment , https://www.plymouth.gov.uk/news/armada-way-north-get-ready-redevelopment ; **JV** Clarion for 204 homes https://www.plymouth.gov.uk/housing-regeneration ; **urban extension** Woolwell 1640 homes https://www.savills.co.uk/insight-and-opinion/savills-news/392603/first-parcels-at-major-urban-extension-near-plymouth-brought-to-market **; retrofitting**	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.plymouth.gov.uk/news/free-energy-upgrades-offered-plymouth-homes ; https://www.plymouth.gov.uk/nzap-buildings-power-and-heat ; https://www.vitalenergi.co.uk/case-studies/plymouth-city-council-in-progress/ ; **CLT** https://find-and-update.company-information.service.gov.uk/company/09887203			
Portsmouth (2026) Company Ravelin House	SE'HSCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.portsmouth.gov.uk/wp-content/uploads/2025/05/56.308-Council-Plan-2024-accessible-aa.pdf ; **HRA** https://democracy.portsmouth.gov.uk/documents/s55470/HRA%20Budget%20Report%202025-26%20v.3%201.pdf ; **Portsmouth Homes** building projects 2030 https://democracy.portsmouth.gov.uk/documents/s59693/20250922%20-%20Buildings%20Project%202030%20-%20Cabinet%20Report%202.pdf ; **acquisitions** 800 social rent homes https://www.portsmouth.gov.uk/council-completes-milestone-social-home-purchase/ ; 48 homes https://www.portsmouth.co.uk/news/politics/portsmouth-council-buys-48-homes-as-part-of-ps31m-plan-to-tackle-homelessness-5627613 ; 14 homes https://democracy.portsmouth.gov.uk/ieIssueDetails.aspx?IId=34329&Opt=3 ; 750 former RTB homes https://democracy.portsmouth.gov.uk/mgAi.aspx?ID=19728 ; development estate **regeneration** https://www.portsmouth.gov.uk/services/improving-our-city/somers-orchard-former-horatia-and-leamington-houses-site/overview/ 175 social homes, 98 affordable, 46 sheltered and 275 BTR Somerstown https://www.portsmouth.gov.uk/next-step-reached-for-new-social-housing-development-in-portsmouth/ , https://www.portsmouth.gov.uk/services/improving-our-city/somers-orchard-former-horatia-and-leamington-houses-site/ ; council homes in Havant https://www.portsmouth.gov.uk/services/housing/portsmouth-homes/our-housing-beyond-portsmouth/ ; **empty homes** https://www.portsmouth.gov.uk/services/housing/empty-homes/ ; **JV** with VIVID housing and Homes England Victory Quay 835 homes https://www.vividhomes.co.uk/about-us/more-homes/developments/victory-quay , https://www.portsmouth.co.uk/lifestyle/homes-and-gardens/what-is-happening-at-the-old-pounds-scrapyard-in-tipner-6940412 ; company Ravelin House target 1000 homes 2022-2032 https://www.portsmouth.gov.uk/services/improving-our-city/ravelin-housing/ ; **JV** with Mace regeneration City Centre North 2300 homes https://www.portsmouth.gov.uk/council-moves-forward-on-major-city-centre-north-project/ , https://www.watermangroup.com/project/portsmouth-city-centre-north/ ; **retrofitting** https://www.portsmouth.gov.uk/services/housing/portsmouth-homes/heat-network-upgrade-project/ , https://www.portsmouth.gov.uk/dont-miss-out-on-free-home-energy-improvements/ , https://www.warmerhomes.org.uk/ ; https://www.portsmouth.gov.uk/council-wins-funding-to-improve-the-energy-efficiency-of-over-100-council-homes/ ; **climate change** https://www.portsmouth.gov.uk/council-agrees-further-work-to-tackle-climate-change/ ;	Y	Y	N
Preston (2026)	NW/LCCA	N	N	Y	Y	Y	**Acquisition** 19 homes https://www.preston.gov.uk/article/12194/Plans-to-acquire-new-build-homes-for-council-housing , https://www.bbc.co.uk/news/articles/c05vnyv8rero ; **empty** homes partnership with Community Gateway Association 1000 homes https://www.preston.gov.uk/article/12311/Empty-Homes-in-Preston-brought-back-to-life ; JV with Onward Homes https://www.onward.co.uk/once-in-a-generation-deal-to-bring-more-affordable-homes-to-preston/ ; **urban extension** north of Hoyles Lane 5500 homes https://www.preston.gov.uk/areasfordevelopment ; **retrofitting** https://www.preston.gov.uk/article/933/Energy-efficiency ; https://www.preston.gov.uk/article/12644/Working-with-local-partners-to-fund-and-promote-training-for-retrofit . https://www.preston.gov.uk/article/12699/Promoting-energy-efficiency-advice-and-support-services ; **CLT** Plungington https://preston.gov.uk/article/10872/Funding-allocated-for-Emmanuel-Church-Affordable-Homes-Scheme ;	Y	N	N
Reading (2026)	SE	Y	Y	Y	Y	Y	**council strategy** https://www.reading.gov.uk/the-council-and-democracy/council-strategies-plans-and-policies/corporate-plan/council-plan-2025-to-2028/#vision ; **housing strategy** https://democracy.reading.gov.uk/ieListDocuments.aspx?CId=138&MID=3385#AI4177; **HRA** https://democracy.reading.gov.uk/mgConvert2PDF.aspx?ID=38425 ; **acquisitions** 16 homes https://media.reading.gov.uk/news/council-acquires-16-brand-new-homes-for-residents ; **development** Dwyer road 30 homes https://media.reading.gov.uk/news/council-acquires-16-brand-new-homes-for-residents ;46 homes Wensley Park https://media.reading.gov.uk/news/46-new-council-homes-to-be-officially-opened-on-wensley-road-estate ;https://democracy.reading.gov.uk/ieListDocuments.aspx?CId=138&MID=3385#AI4177 ; ; 362 homes 2029 https://media.reading.gov.uk/news/46-new-council-homes-to-be-officially-opened-on-wensley-road-estate ;https://www.readingchronicle.co.uk/news/24722555.progress-building-548-council-houses-reading-made/, Arthur Hill, former pool site	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							15 homes, Wensley Rd 46 homes, Southcote 14 homes, former central pool 62 homes, Hexham Rd 42 homes, Southcote 47 homes, Dee Park 190 homes https://www.readingchronicle.co.uk/news/24722555.progress-building-548-council-houses-reading-made/ ; **empty homes** https://democracy.reading.gov.uk/documents/s10639/Appendix%202%20Draft%20Strategy.pdf ; **regeneration** Station Hill 1300 homes https://www.savills.co.uk/case-studies/capital-advisory/station-hill.aspx ; regeneration Minster Quarter 600 homes town centre JV McLaren Living https://mclarenproperty.com/news-insights/reading-borough-council-enter-development-agreement-with-mclaren-living-to-deliver-250-million-regeneration-of-readings-minster-quarter/ ; **retrofitting** https://www.reading.gov.uk/housing/property-adaptations-and-grants/ ; https://www.reading.gov.uk/housing/property-adaptations-and-grants/energy-efficiency-grants-and-loans/warm-homes-local-grant/ **;** https://www.sustainablebuildinguk.com/portfolio/reading-borough-council/ **; climate change** https://readingcan.org.uk/wp-content/uploads/2020/10/our-plan-READING-CLIMATE-EMERGENCY-STRATEGY-2020-25-Final.pdf			
Redbridge (2026) Redbridge Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.redbridge.gov.uk/media/f4ojbh0u/the-redbridge-plan-july25.pdf ; **housing strategy** https://www.redbridge.gov.uk/housing/housing-strategy-and-report/ **;HRA** **https://www.redbridge.gov.uk/media/umrcaw3u/statement-of-accounts-2024-25.pdf ; affordable homes programme** https://engage.redbridge.gov.uk/hub-page/affordable-homes-programme Loxford Lane 159 new homes https://engage.redbridge.gov.uk/loxford-lane ; Budoch Court 20 homes https://engage.redbridge.gov.uk/budoch-court ; Suffolk Court 40 homes https://engage.redbridge.gov.uk/suffolk-court ; Old Mill Court 23 homes https://engage.redbridge.gov.uk/old-mill-court ; Marlyon Road 33 homes https://engage.redbridge.gov.uk/marlyon-road ; Kielder Court 10 homes https://engage.redbridge.gov.uk/kielder-close ; **acquisitions** https://www.redbridge.gov.uk/news/july-2025/redbridge-secures-166m-to-deliver-over-100-homes-for-local-families/ ; **empty homes** https://www.redbridge.gov.uk/housing/empty-homes/ ; **company** Redbridge Living https://find-and-update.company-information.service.gov.uk/company/11598148 ; **JV** Vistry Ilford Western Gateway 1000 homes https://www.redbridge.gov.uk/news/september-2022/redbridge-selects-delivery-partner-for-ambitious-regeneration-of-ilford-western-gateway/ ; https://www.redbridge.gov.uk/regeneration-and-growth/local-areas/ilford/ ; **retrofitting** https://www.redbridge.gov.uk/housing/home-improvement-grants/ ; https://www.redbridge.gov.uk/news/april-2025/redbridge-council-awarded-over-2million-to-help-make-council-homes-more-energy-efficient/ ; https://greatbritishenergy.com/council/redbridge/ ; **climate change** https://www.redbridge.gov.uk/media/bcjdiuyt/lbr-climate-change-strategy-2026-30.pdf ; **CLT** https://www.londonclt.org/loxford-lane-clements-road	Y	Y	N
Redcar and Cleveland (2023)	NE/TVCA	N	N	N	N	N	**Housing strategy** https://www.redcar-cleveland.gov.uk/sites/default/files/2022-08/Housing%20Strategy%202019-2024.pdf ; **empty homes** https://www.redcar-cleveland.gov.uk/housing/housing-standards/empty-homes ; Redcar **Masterplan** https://irp.cdn-website.com/2953750e/files/uploaded/Redcar%20Masterplan.pdf ; housing project dropped due to inflationary pressure https://www.gazettelive.co.uk/news/teesside-news/slum-properties-criticised-new-housing-25459315 ; **CLT** https://www.southbankclt.org/funders-partners ;	N	N	N
Redditch (2026)	WM	Y	Y	N	N	N	**Council strategy** https://moderngovwebpublic.redditchbc.gov.uk/documents/s54258/Draft%20RBC%20Council%20Plan%2025-28%20content%20v13.pdf ; **housing strategy** within Worcestershire https://www.redditchbc.gov.uk/council/strategy/housing-and-homelessness-strategies/worcestershire-housing-strategy-2023-2040/ ; **HRA** https://moderngovwebpublic.redditchbc.gov.uk/documents/s56614/Housing%20Revenue%20Account%20Report%202026-27.pdf ; **estate regeneration** 78 homes https://www.redditchbc.gov.uk/news/posts/housing-project-upgrades-flats/ ; **acquisitions** and buy back policy https://moderngovwebpublic.redditchbc.gov.uk/documents/s55038/Appendix+2+Buy+Backs+and+Acquisitions+Policy.pdf ; 12 homes https://moderngovwebpublic.redditchbc.gov.uk/documents/s55068/Redditch+Council+Property+Acquisition+Report+20252.pdf ; Housing Growth programme 230 homes https://moderngovwebpublic.redditchbc.gov.uk/mgAi.aspx?ID=28772 ; **empty homes** https://www.redditchbc.gov.uk/residents/my-place/empty-homes/ ; **urban extension** Brockhill East 960 homes https://pja.co.uk/project/planning-permission-for-960-homes-in-redditch/ , Foxlydiate joint with Bromsgrove 2800 homes ; Webheath 2560 homes https://stphilips.co.uk/sites/webheath/ ; ; **regeneration** town centre 175 homes https://greensquareaccord.co.uk/redditch-	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							regeneration ; **retrofitting** https://moderngovwebpublic.redditchbc.gov.uk/documents/s54803/Warm%20Homes%20Local%20Grant%20Funding%20Resource%20Redditch.pdf ; **climate change** https://www.redditchbc.gov.uk/council/policy/climate-emergency/ ;			
Reigate and Banstead (2026)	SE	Y	Y	Y	Y	N	**Council strategy** https://reigate-banstead.moderngov.co.uk/documents/s37614/Annex%201%20Corporate%20Plan%202025-2030.pdf ; **housing strategy** https://www.reigate-banstead.gov.uk/info/20040/housing/550/housing_strategies/3 ; social housing Wheatley Court 32 homes with no HRA https://www.local.gov.uk/case-studies/developing-new-social-housing-no-housing-revenue-account-reigate-and-banstead-borough https://www.reigate-banstead.gov.uk/news/article/391/residents_move_into_councils_new_7m_social_housing_scheme_in_redhill ; **masterplan** Horley 2600 homes https://www.reigate-banstead.gov.uk/downloads/file/6980/horley_improvements_masterplan; Preston **regeneration** 200 homes https://www.reigate-banstead.gov.uk/info/20328/preston/387/preston_regeneration , Merstham regeneration 150 homes https://www.reigate-banstead.gov.uk/info/20327/merstham/378/merstham_regeneration , **retrofitting** https://www.reigate-banstead.gov.uk/info/20065/environmental_sustainability_and_climate_change/1226/my_sustainable_home ; https://reigate-banstead.moderngov.co.uk/mgDecisionDetails.aspx?IId=8369&Opt=1 ; https://www.reigate-banstead.gov.uk/info/20065/environmental_sustainability_and_climate_change/1226/my_sustainable_home/8 ; **climate change** https://www.reigate-banstead.gov.uk/info/20065/environmental_sustainability_and_climate_change/119/energy_efficiency_and_renewable_energy_in_development ;	N	N	N
Ribble Valley (2026)	NW/LCCA	N	N	N	Y	N	**Council strategy** https://www.ribblevalley.gov.uk/downloads/file/5230/revised-corporate-plan-2023-2028 ; age of first time buyers https://www.burytimes.co.uk/news/national/26114596.uk-hotspots-gen-zs-getting-housing-ladder-revealed-lender/ ; **acquisition** https://democracy.ribblevalley.gov.uk/ieDecisionDetails.aspx?Id=1246 ; **empty homes** https://www.ribblevalley.gov.uk/empty-properties/empty-properties-1 ; **retrofitting** https://www.ribblevalley.gov.uk/energy-efficiency/energy-efficiency-advice ; https://www.ribblevalley.gov.uk/news/article/218/funds-to-help-low-income-households-and-first-time-buyers-beat-the-cold ; https://www.ribblevalley.gov.uk/downloads/file/3188/home-upgrade-grant-application-form-and-letter ; https://www.ribblevalley.gov.uk/news/article/163/up-to-38000-for-off-grid-residents-to-make-homes-energy-efficient ; **climate change** https://www.ribblevalley.gov.uk/climate-change ; **CLT** https://www.chippingcommunityenergy.co.uk/the-team/	N	N	N
Richmond (2026)	L/GLA	N	N	Y	Y	Y	**Council strategy** https://www.richmond.gov.uk/media/2dzd0bha/corporate_plan.pdf ; **housing strategy** https://www.richmond.gov.uk/housing_strategies ; **acquisitions** 50 homes https://www.richmond.gov.uk/news/news_october_2025/50_new_homes ; **empty homes** 150 back into use https://www.richmond.gov.uk/news/news_march_2026/new_affordable_homes ; **JV** with Richmond Housing Partnership Ham Close 452 homes https://www.richmond.gov.uk/council/regeneration_projects/ham_close ; Twickenham **masterplan** 45 homes https://richmond.gov.uk/media/22527/design_and_access_statement_part_4.pdf ; **retrofitting** https://www.richmond.gov.uk/news/news_march_2026/new_smarter_homes_hub ; https://www.richmond.gov.uk/news/news_may_2026/retrofit_discount ; https://www.richmond.gov.uk/news/news_january_2026/sustainability_forum_retrofitting_homes ; https://www.richmond.gov.uk/news/press_office/campaigns_and_events/climate_emergency/smarterhomes ; **climate change** https://www.richmond.gov.uk/media/ynapp2gk/richmond_climate_action_plan_2025.pdf ;	Y	N	N
Rochdale (2026)	NW/GMCA	N	N	N	Y	N	**Housing strategy** https://democracy.rochdale.gov.uk/documents/s113011/Append.+1+-+Interim+Housing+Strategy+2025-2027.pdf ; Rochdale Boroughwide Housing is a community benefits society owned by tenants and employees https://www.rbh.org.uk/ ;**empty homes** **https**://www.rochdale.gov.uk/housing/empty-properties ; **masterplan** Rochdale Station Gateway 1500 homes https://www.placenorthwest.co.uk/rochdale-station-gateway-revamp-moves-forward/ ; **urban extensions** South Heywood 1000 homes https://democracy.rochdale.gov.uk/documents/b20058/SUPPLEMENT%20Item%206%2023rd-Nov-	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							2023%2018.00%20Planning%20Committee.pdf?T=9 , Simister and Bowlee 1500 homes https://www.rochdale.gov.uk/planning-policy/northern-gateway-heywood-pilsworth , Stakehill 1680 homes https://www.placenorthwest.co.uk/redrow-tables-mammoth-222-acre-rochdale-housing-plans/ ; ; Middleton **regeneration** 1500 homes https://www.rochdale.gov.uk/news/article/637/middleton-regeneration-takes-another-step-forward ; regeneration Castleton 191 homes https://democracy.rochdale.gov.uk/documents/s114746/Portfolio+Report+Regeneration+and+Housing+Final+March+2025.pdf ; regeneration Littleborough 126 homes https://democracy.rochdale.gov.uk/documents/s114746/Portfolio+Report+Regeneration+and+Housing+Final+March+2025.pdf ; regeneration Atom Valley 57 homes https://democracy.rochdale.gov.uk/documents/s114746/Portfolio+Report+Regeneration+and+Housing+Final+March+2025.pdf ; **retrofitting** https://www.salixfinance.co.uk/news/rochdale-hug2 ; https://www.rochdale.gov.uk/housing/home-improvements-insulation-repairs ; https://www.rochdale.gov.uk/housing/home-improvements-insulation-repairs/4 ; https://www.rochdale.gov.uk/news/article/635/rochdale-to-benefit-from-sewer-heat-recovery-to-warm-hospital-schools-and-homes ; **climate change** https://www.rochdale.gov.uk/climate-change ; **CLT** https://find-and-update.company-information.service.gov.uk/company/RS008490			
Rochford (2026)	E	N	N	Y	Y	N	**Empty homes** https://www.rochford.gov.uk/empty-properties **; Retrofitting** https://www.rochford.gov.uk/energy-efficiency-for-your-home-grants-and-schemes ;	N	N	N
Rossendale (2026)	NW /LC CA	Y	Y	Y	Y	Y	**Housing strategy** https://www.rossendale.gov.uk/housing-homelessness/housing-strategy **; JV** Rossendale Together with Barnfield and together Housing Group development of Heritage Arcade for housing https://www.rossendale.gov.uk/news/article/10738/rossendale-borough-council-to-lead-major-redevelopment-of-former-heritage-arcade-in-rawtenstall ; https://www.rossendale.gov.uk/download/meetings/id/12312/D1.%2520Development%2520of%2520the%2520Former%2520Heritage%2520Arcade ; 16 homes for over 55s https://www.btparchitects.co.uk/news/btp-delivers-new-apartments-for-over-55s-in-rawtenstall ; **Masterplan** Edenfield 400-450 homes https://www.rossendale.gov.uk/local-plan/edenfield-masterplan ; **retrofitting** https://www.rossendale.gov.uk/news/article/10781/national-recognition-for-rossendale-s-groundbreaking-net-zero-terrace-streets-project ; https://www.rossendale.gov.uk/housing-homelessness/cosy-homes-lancashire/2 ; **climate change** https://www.rossendale.gov.uk/downloads/file/16648/rossendale_council_climate_change_strategy ;	Y	N	N
Rother (2026) Company RDHC	SE	N	N	Y	Y	Y	**Council strategy** https://www.rother.gov.uk/consultations/corporate-plan-2020-2027/ ; https://www.rother.gov.uk/housing/housing-enabling-and-development/the-housing-development-strategy/ **; housing development strategy** https://rdcpublic.blob.core.windows.net/website-uploads/2025/02/Rother-Housing-Strategy-Document-V6-Pre-Accessibility-Changes.pdf ; **acquisitions** https://rother.moderngov.co.uk/mgAi.aspx?ID=9472 ;**empty homes** https://www.rother.gov.uk/news/council-supports-empty-homes-week/ ; **company** Rother District Housing Company (RDHC) https://www.rother.gov.uk/housing/housing-development/ , Blackfriars 200 eco homes https://www.rother.gov.uk/housing/housing-development/rother-dc-housing-company-makes-significant-progress-to-deliver-its-first-housing-scheme/ ; **JV** with Places for People 130 homes https://www.rother.gov.uk/housing/housing-development/places-for-people-signs-partnership-with-rother-dc-housing-company-to-bring-affordable-homes-to-battle-east-sussex/ ; **retrofitting** https://www.rother.gov.uk/climate-emergency/what-you-can-do/buildings-and-energy-efficiency/ ; https://www.aico.co.uk/homelink/case-studies/rother-district-council-improve-resident-safety-and-wellbeing-with-aico/ ; https://rother.moderngov.co.uk/mgDecisionDetails.aspx?IId=7620&Opt=1 ; **climate change** https://www.rother.gov.uk/climate-emergency/climate-strategy-policies/climate-action-plan-2023-26/ ; **CLT** Bexhill https://www.facebook.com/BexhillCommunityLandTrust/ ; Marsham https://rother.moderngov.co.uk/ieDecisionDetails.aspx?AIId=8174	Y	N	N
Rotheram (2026)	Y and H	N	Y	Y	Y	Y	**Corporate plan** https://www.rotherham.gov.uk/downloads/file/4441/council-plan-2025-2030 ; **housing strategy** https://www.rotherham.gov.uk/strategies-plans-policies/rotherhams-housing-strategy ; **HRA** https://moderngov.rotherham.gov.uk/mgAi.aspx?ID=103561 **; acquisitions** 100 market homes	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Company Rother Living	/SYMCA						https://moderngov.rotherham.gov.uk/ieDecisionDetails.aspx?Id=2116 ; policy https://moderngov.rotherham.gov.uk/documents/s143428/Appendix%201%20Housing%20Acquisitions%20Policy.pdf , https://moderngov.rotherham.gov.uk/ieDecisionDetails.aspx?Id=1866 ; **delivery** programme target1000 homes https://www.rotherham.gov.uk/news/article/1102/rotherham-council-continues-to-deliver-vital-homes-across-the-borough ; properties delivered or acquired since June 2024 include 7 Infirmary Road as part of the Council's Small Sites Homebuilding Initiative, 14 homes in the Brecks Lane, in Brecks, 2 North Farm Close, in Harthill.2 Thornberry Gardens, in Dinnington.15 homes in Waverley, 5 Kirkstead Gardens, in Thorpe Hesley; **empty homes** https://www.rotherham.gov.uk/private-housing/report-a-problem-with-a-property-or-empty-homes/2 ; **Masterplan** Town Centre 170 homes https://www.rotherhamtowncentre.co.uk/living/town-centre-housing ; masterplan integrated station 250 homes https://moderngov.rotherham.gov.uk/documents/s156166/Appendix%202_Rotherham%20Gateway%20Masterplan_Overview.pdf **;** **company** Rother Living https://www.rotherham.gov.uk/private-housing/rother-living-housing-developments-in-rotherham , completed developments Rotherham town centre Wellgate Place 54 homes, Westgate Riverside 72 homes, Millford Rise 45 homes ; Maltby Northgate 98 homes; east Herringthorpe Farnworth Road 16 homes, Conway Crescent 14 homes, Rawmarsh The Bellows 58 homes; Broom Valley Broom Hayes 4 homes https://www.rotherham.gov.uk/private-housing/rother-living-housing-developments-in-rotherham/3 ; **JV** with Albert Building and Construction https://www.rotherham.gov.uk/news/article/1039/first-new-homes-secured-through-rotherham-council-s-innovative-homebuilder-initiative ;**urban extension**s Bassingthorpe Frarm 2400 homes https://moderngov.rotherham.gov.uk/documents/s150215/Appendix+1+-+Bassingthorpe+Farm+SPD.pdf , Waverley 3500 homes https://www.wearewaverley.com / ; **retrofitting** https://www.rotherham.gov.uk/news/article/1213/council-homes-across-rotherham-to-be-refurbished-as-part-of-huge-312m-investment ; https://www.rotherham.gov.uk/energy-climate-change/housing-energy ; https://www.rotherham.gov.uk/energy-climate-change/eco-and-great-british-insulation-schemes/3 ; https://www.rotherham.gov.uk/energy-climate-change/community-energy-rotherham/4 ; **climate change** http://moderngov.rotherham.gov.uk/documents/s157523/Appendix%202%20-%20Climate%20Change%20Action%20Plan%202627.pdf ; **CLT** https://www.rotherham.gov.uk/news/article/402/neighbourhood-news-update-from-dinnington-community-land-trust			
Rugby (2026) Company Caldecott Developments	WM	N	N	N	Y	Y	**Council strategy** https://www.rugby.gov.uk/w/corporate-strategy ; **housing strategy** https://www.rugby.gov.uk/documents/20124/62579461/Housing+Strategy+Summary+document.pdf/70eb413e-4109-7d87-781d-134c1d576b4c?t=1770051877450 ; **HRA** https://www.rugby.gov.uk/documents/20124/60878046/AGENDA+ITEM+8+Draft+HRA+Capital+and+Revenue+Budgets+2026-27+and+MTFP+2026-2030.pdf/9ad9b881-9864-cf2a-e51b-8b4e255bfa5d?version=1.0&t=1770047336785 ; **acquisitions** 12 homes https://www.rugby.gov.uk/w/new-homes-acquired-for-social-rent- ; development 100 homes Biart Place https://www.rugby.gov.uk/w/navigation-way-development ; **empty homes** https://www.rugby.gov.uk/w/empty-properties ; **urban extension** Homestead View 5000 homes https://www.homesteadview.co.uk/about/ ; potential **JV** Rugby Centre https://www.rugby.gov.uk/w/council-targets-rugby-central-buyout-to-unlock-town-s-transformation ; **company** Caldecott Developments Ltd https://find-and-update.company-information.service.gov.uk/company/13615431/officers , https://www.warwickshireworld.com/news/politics/council/the-names-caldecott-rugby-borough-council-branches-out-into-commercial-ventures-4046832 ; **masterplan** SW Rugby 5000 homes https://www.rugby.gov.uk/w/south-west-rugby-1 ; Town Centre **regeneration** 700 homes https://www.rugby.gov.uk/w/workstreams **; retrofitting** https://www.rugby.gov.uk/warm-homes , https://www.rugby.gov.uk/w/a-guide-through-your-glow-up-journey , https://www.rugby.gov.uk/w/energy-efficiency-investment-focus-for-council-housing-improvements- ; https://energysavinggrants.org/energy-company-obligation-eco-grants/rugby-borough-council/ ; **climate change strategy** file:///C:/Users/janic/Downloads/RBC%20Climate%20Change%20Strategy.pdf ;	Y	Y	N
Runnymede (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.runnymede.gov.uk/downloads/file/1534/corporate-business-plan ; **housing strategy** https://www.runnymede.gov.uk/downloads/file/2303/housing ; **HRA** https://www.runnymede.gov.uk/downloads/file/1356/housing-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							revenue-account-hra-business-plan-2021-26 ; **acquisition** 13 homes from Cala development https://www.runnymede.gov.uk/news/article/273/new-social-housing-coming-soon-following-council-investment ; **JV development** 101 homes Magna Square with Places for People plus 100 student homes https://www.thedeveloper.live/place-database/place-database/magna-square-egham-for-runnymede-borough-council-and-places-for-people-with-allford-hall-monaghan-morris-elliott-wood-atelier-10-and-graham-construction ; **JV** with Lovells Parkside regeneration approx. 250 homes https://www.runnymede.gov.uk/homepage/151/parkside-regeneration ; Longcross **Garden village** 1800 homes https://www.broadwaymalyan.com/projects/longcross-garden-village/ , https://www.murdochwickham.com/projects/strategicland/longcross/ ; **regeneration** Addlestone 213 homes https://www.runnymede.gov.uk/news/article/153/score-for-addlestoneone-regeneration-project ; **retrofitting** https://www.runnymede.gov.uk/council-home/runnymede-shdf-energy-efficiency-works ; https://www.runnymede.gov.uk/council-policy-1/net-zero-carbon-toolkit ; https://www.runnymede.gov.uk/news/article/245/new-energy-saving-measures-for-homes-coming-this-year ; https://www.runnymede.gov.uk/what-we-are-doing/low-carbon-energy-efficiency-grants ; **climate change** https://www.runnymede.gov.uk/what-we-are-doing/greener-homes-buildings ;			
Rushcliffe (2026)	EM/EM CCA	E	N	Y	N	N	**Council strategy** https://www.rushcliffe.gov.uk/about-us/about-the-council/policies-strategies-and-other-documents/accessible-documents/corporate-strategy-2024-2027/ ; **housing delivery plan** https://www.rushcliffe.gov.uk/media/wxnjx5yv/housing-delivery-plan-2022.pdf ; **acquisitions** affordable homes capital fund https://democracy.rushcliffe.gov.uk/documents/s7687/Enc.%201%20for%20Acquisitions%20and%20Disposal%20Policy.pdf ; **empty homes** strategy https://www.rushcliffe.gov.uk/news-area/get-help-bringing-your-empty-home-back-into-use-1/ ; asset management strategy https://www.rushcliffe.gov.uk/about-us/about-the-council/policies-strategies-and-other-documents/accessible-documents/asset-management-strategy/ ; Bingham **masterplan** 1000 homes https://www.rushcliffe.gov.uk/business/keep-up-to-date/bingham-masterplan/ ; **urban extension masterplan** Gamston and Tollerton 4000 homes https://www.rushcliffe.gov.uk/news-area/rbc-update-on-the-gamstontollerton-strategic-site/ ; **retrofitting** https://www.rushcliffe.gov.uk/environment/carbon-neutral-2030/energy-efficiency-grants-and-renewables/ ; https://www.snughomeinsulations.com/projects/retrofit-shdf-rushcliffe-council ; https://www.eastmidlands-cca.gov.uk/content/uploads/2025/10/East-Midlands-Workshop-3-Report.pdf ;	N	N	N
Rushmoor (2026) Company Rushmoor Homes Ltd	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.rushmoor.gov.uk/media/12ffarif/final-council-plan-2023-2026-accessible-accessible-pdf.pdf ; **housing strategy** https://www.rushmoor.gov.uk/media/odii5a3h/housing-and-homelessness-strategy-2023-accessible.pdf ; **empty homes** https://www.rushmoor.gov.uk/housing-benefits-and-support/bringing-empty-properties-back-into-use/ ; **company** Rushmoor homes Ltd https://rushmoorhomes.co.uk/ , https://democracy.rushmoor.gov.uk/documents/s12934/Appendix%201%20-%20Rushmoor%20Homes%20Limited%20Business%20Plan.pdf , 82 BTR homes https://www.thepropertydaily.co.uk/article/2024/08/01/lrg-appointed-manage-and-maintain-82-units-new-and-exclusive-aldershot-build-rent ; **contribution** to achieve 50 affordable homes Birchett Grove https://www.thepropertydaily.co.uk/article/2024/08/01/lrg-appointed-manage-and-maintain-82-units-new-and-exclusive-aldershot-build-rent **; JV** with Hill and Co proposed 1000 homes https://www.hill.co.uk/rushmoor https://www.rushmoor.gov.uk/town-centres-and-regeneration/rushmoor-development-partnership/ , Union Yard Aldershot **regeneration** as part of JV https://www.rushmoor.gov.uk/town-centres-and-regeneration/union-yard/ ; Farnborough civic quarter **masterplan** 960 homes https://www.rushmoor.gov.uk/town-centres-and-regeneration/farnborough-civic-quarter/ ; **urban extension** Wellesley 3800 homes https://www.rushmoor.gov.uk/planning-and-building-control/aldershot-urban-extension-wellesley/ ; **retrofitting** https://www.rushmoor.gov.uk/housing-benefits-and-support/help-to-adapt-or-improve-your-home/energy-efficiency-in-homes/ , https://www.rushmoor.gov.uk/housing-benefits-and-support/help-to-adapt-or-improve-your-home/grants-and-loans-to-improve-your-home/ , https://www.warmerhomes.org.uk/energy-saving-grants/rushmoor ; **climate change** https://www.rushmoor.gov.uk/recycling-rubbish-and-environment/climate-change-and-biodiversity/climate-change-in-rushmoor/climate-change-action-plan/ ;	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Rutland (2026)	EM	N	Y	Y	Y	N	**Council strategy** https://www.rutland.gov.uk/council-councillors/corporate-strategy-refresh-2026-2028/support-most-vulnerabl ; **housing strategy** https://www.rutland.gov.uk/sites/default/files/2025-03/housing_homelessness_and_rough_sleeping_strategy_2025_to_2030_v3.pdf ; **empty homes** https://www.rutland.gov.uk/housing/empty-homes ; **masterplan** Woolfox 7500-10,000 homes https://www.rutland.gov.uk/sites/default/files/2022-10/RC162%20WF1.pdf . St George's Barracks masterplan 2215 homes https://hlmarchitects.com/projects/st-georges-barracks/ ; North Stamford Quarry Farm 650 homes https://allison-homes.co.uk/quarry-farm/ ; **retrofitting** https://www.rutland.gov.uk/housing/energy-efficiency-advice ; https://www.rutland.gov.uk/council-news/2024/07/more-people-can-now-plug-free-energy-efficiency-measures ; https://greenhomegrants.co.uk/rutland/eco4-grants/ ; **climate change** https://www.rutland.gov.uk/sites/default/files/2025-12/sustainability_framework_dec_2025.pdf ; **CLT** Uppingham https://uppinghamhomes.co.uk/	N	N	N
Salford (2026) Company Derive	NW/GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.salford.gov.uk/your-council/council-and-decision-making/how-the-council-is-performing/this-is-our-salford/ ; **housing strategy** https://shaping.salford.gov.uk/en-GB/projects/2025-2030-salford-housing-strategy-a-good-homes-approach ; **HRA** https://www.salford.gov.uk/media/bdpb3vgd/housing-revenue-account-2026-27.pdf ; **empty homes** https://www.salford.gov.uk/housing/empty-properties/assistance-and-enforcement-for-empty-property-owners/ ; **company** Derive and now also RP https://www.derivesalford.co.uk/ , Ordsall 274 homes https://www.derivesalford.co.uk/ordsall/ ; 82 homes from council sold to company https://www.placenorthwest.co.uk/salford-hives-off-82-homes-to-derive/ ; **JV** with ECF Salford Crescent 3000 homes https://englishcitiesfund.co.uk/our-places/crescent-salford/ ; **JV** Lovell Together in Pendleton with Together Housing Group 1000 homes https://corporate.lovell.co.uk/our-projects/pendleton-phase-3-salford ; **JV** Muse Eccles masterplan regeneration 1270 homes https://www.placenorthwest.co.uk/scale-of-eccles-housing-ambition-revealed-as-1270-home-masterplan-emerges/ ; **regeneration** with Manchester for Strangeways 7000 homes in total https://www.placenorthwest.co.uk/salford-and-manchester-ready-to-rubber-stamp-7000-home-joint-vision/ ; Media City **masterplan** 3200 homes https://www.landsec.com/en/media-insights/press-releases/world-class-plans-mediacity-and-quays-approved ; **JV** with GMCA and Homes England creation of Salford Regeneration Partnership https://democracy.greatermanchester-ca.gov.uk/ieIssueDetails.aspx?IId=18046&Opt=3 ; **retrofitting** https://www.salfordcvs.co.uk/gm-retrofit-portal%C2%A0 , https://gmca.retrofitportal.org.uk/ ; https://www.salfordcvs.co.uk/sites/default/files/2025-01/NextEnergy-Guide%20to%20retrofitting%20your%20home.pdf ; **CLT** Inspiring Housing ;	Y	Y	Y
Sandwell (2026)	WM/WMCA	Y	N	Y	Y	Y	**Council strategy** https://www.sandwell.gov.uk/downloads/file/2977/council-plan-final ; **housing strategy** https://www.sandwell.gov.uk/housing/housing-strategy-2023-2028 ; **HRA** https://sandwell.moderngov.co.uk/mgAi.aspx?ID=5382 ; acquisitions 50 properties https://sandwell.moderngov.co.uk/mgAi.aspx?ID=9572 , https://sandwell.moderngov.co.uk/mgConvert2PDF.aspx?ID=27903 ; 8 homes built in West Bromwich https://www.sandwell.gov.uk/news/article/611/sandwell-council-announces-new-family-homes-built-on-west-bromwich-brownfield-site , 6 new homes Rowley Regis https://www.sandwell.gov.uk/news/article/692/sandwell-council-delivers-2-1m-development-of-new-affordable-family-homes **; empty homes** https://www.sandwell.gov.uk/find-home/empty-properties **; JV** Cornerstone to acquire police station and garden centre for 50 homes https://uk.news.yahoo.com/sandwell-council-look-garden-centre-053000471.html ; JV TR Partnerships Smethwick 11 homes https://www.sandwell.gov.uk/news/article/595/sandwell-council-announces-new-affordable-housing-development-in-smethwick ; JV with WMCA and Keepmoat Friar Park **Urban Village** 600 homes in Wednesbury **Masterplan urban extension** https://www.sandwell.gov.uk/downloads/download/663/friar-park-urban-village-masterplan https://www.wmca.org.uk/documents/housing-regeneration/investment-prospectus-2023/west-midlands-investment-prospectus-2023/2023-investment-prospectus/friar-park-sandwell/ ; https://www.sandwell.gov.uk/news/article/664/sandwell-and-west-midlands-mayor-appoint-developer-to-drive-forward-600-new-homes-in-wednesbury ; Wednesbury town centre masterplan 630 homes https://sandwell.moderngov.co.uk/documents/s22399/05.1+Wednesbury+Town+Centre+Masterplan+Consultation+Report.pdf ;Rolfe St masterplan 4000 homes https://sandwell.moderngov.co.uk/documents/s12540/Appendix%201%20-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							%20Rolfe%20Street%20Masterplan%20PART%201.pdf ; Grove Lane masterplan 800 homes https://midlandsinvestmentportfolio.org/investment/grove-lane-masterplan/ ; Cranford St CPO 100 homes https://www.sandwell.gov.uk/planning/cranford-street-CPO ; JV Seddon 20 homes https://www.sandwell.gov.uk/news/article/511/new-sustainable-council-homes-under-construction-in-sandwell ; **regeneration** Beever Rd 18 council homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=16 ; 190 homes Brandhall Village https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=17 ; Britania Rd 10 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=18 ; Coppice St 10 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=58 ; regeneration Crosswell Road 12 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=20 ; 246 homes Fountain Lane https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=21 ; Hawes Lane 15 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=25 ; Highams Close 6 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=26 ; 8 homes St Vincents Crescent https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=28 ; Swan Lane 147 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=29 ; Tame Bridge View 105 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=30 Millfields 223 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=31 ; Tipton town centre 70 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=32 ; West End Avenue 11 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=32 ; **retrofitting** https://sandwell.moderngov.co.uk/mgAi.aspx?ID=8830 ; https://www.salixfinance.co.uk/news/WMCA-Friar-Park-Estate ; https://www.sandwell.gov.uk/climate-change-1/switch-together-solar ; **climate change** https://www.sandwell.gov.uk/downloads/file/39/climate-change-strategy			
Sefton (2026) Company Sandway	NW /LCR	Y	Y	Y	Y	Y	**Council strategy** https://www.sefton.gov.uk/media/3indhkyk/sefton-council-corporate-plan-2024-to-2027-final.pdf ; **housing strategy** https://www.sefton.gov.uk/housing/housing-strategies-and-policies/housing-strategy-2022-2027/ ; business case for council homes in Sefton https://modgov.sefton.gov.uk/ieDecisionDetails.aspx?Id=1150 ; **acquisitions** 18 properties – 2 for young people https://www.sefton.gov.uk/mysefton-news/latest-news/two-of-sefton-s-18-new-council-housing-properties-will-be-let-to-young-people-who-are-care-experienced/, https://www.sefton.gov.uk/mysefton-news/latest-news/sefton-full-council-meeting-confirms-acquisition-of-first-new-council-homes-in-since-2006/ ; Salfordian hotel for TA https://www.sefton.gov.uk/mysefton-news/latest-news/sefton-council-cabinet-approves-acquisition-of-the-salfordian-hotel/ ; **empty homes** https://www.sefton.gov.uk/housing/vacant-homes/empty-homes-plan-2025-2030/ ; **JV** Sovini group 1000 homes https://ovh.org.uk/news-events/partnership-delivers-1000-affordable-homes-for-sefton/ including redev of Bootle High School for 53 homes with support of mayor LCR https://www.liverpoolcityregion-ca.gov.uk/news/9m-to-prepare-land-for-671-new-homes-including-on-the-former-alder-hey-hospital-and-bootle-high-school-sites https://www.sefton.gov.uk/mysefton-news/latest-news/sefton-2030-promises-much-needed-new-homes-at-former-bootle-high-school/ , https://modgov.sefton.gov.uk/documents/s132544/Sefton%20Council%20and%20Sovini%20Group%20-%20Strategic%20Housing%20Partnership.pdf ; JV with Carroll Group 58 homes regeneration https://www.sefton.gov.uk/mysefton-news/latest-news/plans-to-redevelop-vine-house-in-seaforth-have-taken-a-major-step-forward/ ; **company** Sandway Homes https://sandwayhomes.co.uk/ , https://standupforsouthport.com/sandway-homes-to-start-work-on-first-council-housing-built-in-sefton-in-17-years/ ; end of programme 2025 https://www.placenorthwest.co.uk/end-of-the-road-for-sandway-homes/ ; **retrofitting** https://www.sefton.gov.uk/environment/energy-and-environment/healthy-green-homes/energy-efficiency-and-support/warm-homes-local-grant/ , https://www.sefton.gov.uk/environment/energy-and-environment/climate-emergency/climate-emergency/sefton-climate-retrofit-action-project/ , https://www.sefton.gov.uk/environment/energy-and-environment/erdf-retrofit-for-the-future/ ; **climate change** https://www.sefton.gov.uk/environment/energy-and-environment/climate-emergency/climate-emergency/what-is-the-council-doing/ ; **CLT** The Florrie https://www.theflorrie.org/clt/	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Sevenoaks (2026) Company Quercus	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.sevenoaks.gov.uk/downloads/file/548/our_council_priorities_%E2%80%93_delivering_for_residents ; **housing strategy** https://www.sevenoaks.gov.uk/downloads/file/3578/sevenoaks_district_housing_strategy_2022-2027 ; **empty homes** https://www.sevenoaks.gov.uk/directory_record/2090/empty_homes_strategy_2023_to_2028; **company** Quercus 52 homes for affordable rent https://www.sevenoaks.gov.uk/info/20001/housing/828/quercus_housing ; **JV** with Kent CC land east of Sevenoaks High Street 264-300 homes https://www.bbc.co.uk/news/articles/c33z2kgldz0o ; JV with West Kent HA https://www.sevenoaks.gov.uk/news/article/486/west_kent_and_sevenoaks_district_council_sign_three-year_partnership_agreement_outlining_the_ongoing_commitment_to_residents ; **retrofitting** https://www.sevenoaks.gov.uk/info/20001/housing/154/improve_your_home_energy_efficiency ; https://cds.sevenoaks.gov.uk/ecsddisplayclassic.aspx?name=sd2535&id=2535&rpid=0&sch=doc&cat=13568&path=13114%2C13568&j=1%2C1&libraryview=list&J=1 ; https://www.thermly.co.uk/press/thermlys-sevenoak-district-launch ; **climate change** https://www.sevenoaks.gov.uk/downloads/file/3967/climate_change_strategy ;	Y	N	N
Sheffield (2026)	Y H/SYMCA	Y	Y	Y	Y	Y	**Housing strategy** https://www.sheffield.gov.uk/sites/default/files/2024-12/housing_strategy_2024_-_2034_1.pdf ; **HRA** https://www.sheffield.gov.uk/sites/default/files/2025-03/housing_revenue_account_business_plan_2025_to_2026.pdf ; development Newstead General 77 homes https://www.sheffield.gov.uk/housing/increasing-council-homes ; Berners Rd 63 homes; Buchanan Green 140 homes , Daresbury View 10 homes, Weakland 36 homes, Knutton Crescent 4 homes, Ouse Rd 33 homes, Scotia Drive 18 homes; **acquisitions** strategy https://democracy.sheffield.gov.uk/ieDecisionDetails.aspx?Id=2740 , 25 homes from Taylor Wimpey Oxclose https://www.sheffield.gov.uk/housing/increasing-council-homes ; housing growth delivery plan https://www.sheffield.gov.uk/sites/default/files/2025-07/housing-growth-delivery-plan-2025.pdf **; JV** Sheffield Housing Company with Keepmoat and Great Places https://www.sheffieldhousingcompany.co.uk/home/who_we_are/ 47 homes https://www.placeyorkshire.co.uk/sheffield-housing-hands-over-47-affordable-homes/, 63 homes Becketts End https://www.sheffieldhousingcompany.co.uk/home/developments/?id=2433&Beckett%20Hill , 59 homes Birchlands https://www.sheffieldhousingcompany.co.uk/home/developments/?id=1936&Birchlands , 372 Brearley Forge https://www.sheffieldhousingcompany.co.uk/home/developments/?id=1937&Brearley%20Forge , Pennine Village 101 homes https://www.sheffieldhousingcompany.co.uk/home/developments/?id=2229&Pennine%20Village , Gaskell Gardens 44 homes https://www.sheffieldhousingcompany.co.uk/home/developments/?id=2449&Gaskell%20Gardens ; JV with Capital and Centric and Great Places 430 homes Neepsend https://www.sheffield.gov.uk/news/2026/council-joins-partners-announce-new-neighbourhood-developers ; **empty homes** https://www.sheffield.gov.uk/housing/private-housing-issues/empty-properties ; **regeneration** Gleadless Valley 1100 homes https://www.sheffield.gov.uk/planning-development/master-action-plans/gleadless-valley-regeneration ; heart of the city 420 homes https://www.cityrise.co.uk/sheffield-city-centre-regeneration/ ; **retrofitting** https://warm-homes.sheffield.gov.uk/ , https://www.efficiencynorth.org/funding-boost-for-sheffield-retrofit-project/ ; https://www.sheffield.gov.uk/housing/energy-company-obligation-eco4-flex ; https://www.housingtoday.co.uk/in-partnership/green-upskilling-how-is-sheffield-council-driving-retrofit-in-the-city/5131293.article ; **climate change** https://www.sheffield.gov.uk/your-city-council/climate-emergency-response/what-were-doing-about-climate-change ; **CLT** https://sheffieldclt.uk ;	Y	Y	N
Shropshire (2026) Company STAR Housing	WN	N	Y	Y	Y	Y	**Council strategy** https://next.shropshire.gov.uk/media/k23l3w2w/corporate-plan-2026-2030.pdf ; **housing strategy** https://shropshire.gov.uk/committee-services/documents/s40067/Appendix%201%20Draft%20Housing%20Strategy%202025%20to%202030.pdf ; **HRA** https://shropshire.gov.uk/committee-services/documents/s40010/Appendix%20C%20-%20Shropshire%20Council%20HRA%20-%20Financial%20Planning%20Principles%20V2.0.pdf ; ALMO STAR Housing, RP and **company** https://www.starhousing.org.uk/ , https://find-and-update.company-information.service.gov.uk/company/08289137 , Weston Rhyn 36 homes https://newsroom.shropshire.gov.uk/2025/01/celebration-marks-completion-of-new-affordable-homes-in-weston-rhyn/ ; **empty homes** https://newsroom.shropshire.gov.uk/2023/04/help-owners-empty-homes ; **JV** with Cornovil and Barratts for SUE	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://shropshire.gov.uk/committee-services/documents/s38556/16%20October%202024%20-Joint%20Venture%20between%20Cornovii%20Barratts%20-%20SUE%20West%20Site.pdf ; **Urban extensions** Oswestry 750-900 homes https://www.investinshropshire.co.uk/locations/oswestry-sustainable-urban-extension-innovation-park/ ; Shrewsbury SW 750 homes https://shrewsburysouthwest.co.uk/ ; Shrewsbury South 900 homes https://www.investinshropshire.co.uk/locations/sue-south-shrewsbury/ ; **retrofitting** https://next.shropshire.gov.uk/housing/private-sector-housing/shropshire-based-energy-support/ ; https://next.shropshire.gov.uk/media/0d4n1ijy/pme-reofit-coordination-design-services-v2.pdf ; https://newsroom.shropshire.gov.uk/2024/11/retrofit-event-hailed-a-resounding-success/ollie-3/ ; https://www.shropshireclimateaction.org/local-examples ; **climate change** https://next.shropshire.gov.uk/media/qqjprxxa/climate-strategy-2025-monitoring-report.pdf ; **CLT** Middle Marches https://directory.shropshire.gov.uk/service/027cf6fc-4303-0593-196b-323b05b8a6b1/middle-marches-community-land-trust/			
Slough (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.slough.gov.uk/downloads/file/3964/corporate-plan-2023-27 ; **HRA** https://www.slough.gov.uk/downloads/file/883/hra-business-plan-2017-47 , https://democracy.slough.gov.uk/ieDecisionDetails.aspx?Id=2807 ; **acquisition**s policy https://democracy.slough.gov.uk/(S(cmxpom45dyeb01rwhfpntq2z))/mgAi.aspx?ID=52203 ; buy back scheme https://www.slough.gov.uk/leaseholders/property-buy-back-scheme/4 ; **JV** with Muse Slough Urban Renewal (SUR) approx 2000 homes https://www.slough-thinkingforward.co.uk/ including 120 homes on 24 small sites, overall 420 delivered https://www.slough-thinkingforward.co.uk/news/slough-tackles-shortage-of-council-homes-with-urban-regeneration-plan/ ; https://www.slough-thinkingforward.co.uk/about/ ; https://museplaces.com/stories/slough-10-years-of-regeneration/ ; town centre **regeneration** 1500 homes with SUR and Homes England https://museplaces.com/stories/muse-and-homes-england-submit-planning-application-for-640m-sough-town-centre-regeneration/ ; **retrofitting** https://www.slough.gov.uk/council-housing-tenants/making-improvements-council-home ; https://democracy.slough.gov.uk/documents/s84981/Appendix+1+-+Resident+Engagement+Strategy.pdf ; https://www.slough.gov.uk/housing/flexible-home-improvement-loans ; https://www.slough.gov.uk/benefits-support/help-fuel-bills/3 ; **climate change** https://www.slough.gov.uk/downloads/file/2279/slough-borough-council-climate-change-strategy-action-plan-report-final ;	Y	Y	N
Solihull (2026)	WM/WMCA	E	N	Y	Y	Y	**Council strategy** https://www.solihull.gov.uk/sites/default/files/2025-07/Council-plan-2025-30_1.pdf ; **housing strategy** https://www.solihull.gov.uk/sites/default/files/2023-03/Solihull-Housing-Strategy.pdf ; **HRA** https://democracy.solihull.gov.uk/ieDecisionDetails.aspx?AIId=56970 ; **capital programme** https://democracy.solihull.gov.uk/documents/s130539/Housing%20Capital%20Programme%20202627.pdf ; **ALMO** Solihull Community Housing https://www.solihullcommunityhousing.org.uk/ ; **empty homes** https://www.solihull.gov.uk/housing/empty-homes ; **JV** Muse Mell Square masterplan and regeneration 1500 homes https://www.solihull.gov.uk/about-council/mell-square-masterplan ; **JV** Vistry Chelmsley Wood 177 homes https://www.solihull.gov.uk/news/2026/simon-digby-site-gets-go-ahead-deliver-177-affordable-new-homes-chelmsley-wood ; JV Muse 200 homes Holbeche Place masterplan https://www.insidermedia.com/news/midlands/major-joint-venture-earmarks-solihull-site-for-more-than-200-homes ; **urban extensions** Balsall Common 970 homes https://www.birminghammail.co.uk/news/midlands-news/plan-new-neighbourhood-970-homes-34308808 ; **regeneration** Kingshurst Village 6 homes https://www.solihull.gov.uk/news/2025/solihull-council-approves-next-stage-kingshurst-village-centre-regeneration ; Arden Cross **masterplan** 3000 homes https://www.solihull.gov.uk/sites/default/files/2021-01/Arden-Cross-Masterplan.pdf , https://www.wmca.org.uk/news/hs2-land-release-clears-path-for-first-phase-of-arden-cross/ ; **retrofitting** https://www.solihull.gov.uk/your-future-solihull/retrofitting-your-home ; https://www.solihull.gov.uk/news/2025/step-inside-retrofitted-homes-solihulls-green-doors-initiative-returns-october ; https://www.solihull.gov.uk/your-future-solihull/energy-efficiency-grants , https://www.solihull.gov.uk/your-future-solihull/energy-and-housing/green-doors ; **climate change** https://www.solihull.gov.uk/sites/default/files/2026-04/Solihull-Climate-Change-Action-Plan.pdf ;	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Somerset (2026)	SW					Y	**Council strategy** https://www.somerset.gov.uk/wp-content/uploads/2026/02/Somerset-Council-Council-Plan.pdf ; **HRA** ALMO Homes in Somerset including RP https://www.homesinsomerset.org/ ; jt social housing strategy https://www.somerset.gov.uk/news/development-strategy-to-provide-more-council-homes-for-somerset/ , developments Rainbow Way Minehead 54 zero carbon homes https://www.homesinsomerset.org/whats-on/news/first-minehead-council-homes-in-40-years-up-for-an-award/ ; 29 homes Bridgwater https://www.homesinsomerset.org/whats-on/news/new-affordable-homes-to-offer-support-and-sustainability/ , 25 homes Penlea https://www.homesinsomerset.org/whats-on/news/penlea-earmarked-for-september-completion/ , Taunton 6 homes https://www.somersetcountygazette.co.uk/news/24869928.somerset-council-oxford-inn-houses-taunton-complete-year/ ; Charlton Adam 9 homes **JV** with Grove https://www.homesinsomerset.org/whats-on/news/first-new-council-homes-in-east-somerset-in-over-30-years/ ; Nether Stowey 16 homes with parish council https://www.homesinsomerset.org/whats-on/news/celebrating-a-3-million-contract/ ; North Taunton 227 homes plus 27 refurbished https://www.somerset.gov.uk/housing-support/council-and-social-housing/north-taunton-woolaway-project-overview/ ; Bridgwater 9 homes https://www.homesinsomerset.org/whats-on/news/affordable-environmentally-friendly-homes-unveiled/ ; One Public Estate programme https://www.somerset.gov.uk/planning-buildings-and-land/one-public-estate-ope-programme/ ; empty homes https://www.somerset.gov.uk/housing-support/empty-homes/ ; Selwood **Garden Community** 1700 homes Frome https://www.insidehousing.co.uk/news/housing-secretary-approves-plans-for-1700-home-somerset-scheme-following-public-inquiry-96610 , https://www.bbc.co.uk/news/articles/cz0e91vkvvvo ; **JV** Lovell and Notato Homes Bridgwater 105 homes https://corporate.lovell.co.uk/news-and-insights/work-commences-on-new-105-home-development-in-bridgwater ; **masterplan** Yeovil 300 homes https://www.somerset.gov.uk/business-economy-and-licences/yeovil-refresh/yeovil-town-centre-masterplan-2026/ , Shepton Mallett **master plan** 620 homes https://www.somerset.gov.uk/planning-buildings-and-land/significant-planning-projects/shepton-mallet-masterplan/ ;**urban extension** Taunton 2000 homes Orchard Grove https://www.somersetlive.co.uk/news/somerset-news/huge-plans-taunton-urban-extension-10930447 , Staplegrove 915 homes ; **regeneration** Frome Saxonvale 260-300 homes https://maydaysaxonvale.co.uk/masterplan/ **retrofitting** https://retrofitsomerset.info/ ; https://www.homesinsomerset.org/whats-on/news/flagship-retrofit-project-to-reduce-fuel-poverty/ ; **CLT** https://www.somersetcclt.org.uk/ ; Frome https://fromeareaclt.org/creating-homes-questions-challenges-current-projects/ ;	Y	Y	Y
South Cambridgeshire (2026) Company South Cambs Ltd	E/C PCA	Y	Y	Y	Y	Y	**Council strategy** https://www.scambs.gov.uk/about-your-council/our-corporate-plan/sustainable-homes-and-vibrant-places ; **housing strategy** for Gtr Cambridge https://southcambsweb.azurewebsites.net/housing/housing-policies-and-strategies/greater-cambridge-housing-strategy-2024-to-2029 ; **HRA** https://scambs.moderngov.co.uk/ieDecisionDetails.aspx?Id=12966 ; new build council homes in development **JV** Keep Moat Northstowe 60 affordable homes, JV Hayfield Homes in Over 18 affordable homes, JV Tilla Homes 56 affordable homes, JV Hill Fullbourne 33 affordable homes , JV Redrow 47 homes Sawston, JV Dyason 4 homes West Wrattling https://www.scambs.gov.uk/housing/new-build-council-homes ; completed council homes Orwell 4 Homes with Ermine Construction, JV Morris Homes Gamlingay , 13 homes, JV Redrow Barrington 34 homes , JV Cottenham 10 homes, JV David Reed homes 3 homes Gt Abington, Sawston 63 homes, JV Prime Crest 8 homes Melbourne, JV Swavesey Matthew Homes 12 homes, https://www.scambs.gov.uk/housing/new-build-council-homes ; **acquisition** target 75 homes pa, 53 acquired Fulbourne https://scambs.moderngov.co.uk/ieDecisionDetails.aspx?AIId=101029 ; **JV** Hill and Co South Cambs Investment Partnership https://www.hill.co.uk/south-cambridgeshire , Cambourne 256 homes https://www.scambs.gov.uk/news/cambium-square-development-continues-at-pace-in-cambourne **; empty homes** https://www.scambs.gov.uk/housing/empty-homes **; company** South Cambs Ltd https://find-and-update.company-information.service.gov.uk/company/08336413 ; **new town** Waterbeach 4500 homes https://www.costar.com/article/1690048192/royal-london-joint-venture-gets-go-ahead-for-4500-home-new-town-project ; **retrofitting** https://www.scambs.gov.uk/news/councils-awarded-5-million-to-install-water-saving-measures-in-council-buildings ; https://scambs.moderngov.co.uk/documents/s140193/Retrofit+Guide+Early+Findings+Report.pdf ; https://scambs.gov.uk/climate-and-environment/energy-saving/home-energy-advice ; **CLT** Cambridge https://clfcvillage.org/wp-content/uploads/2015/09/CCLF-Leaflet-Online.pdf, Duxford https://scambs.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=23660 ; Histon and Impington https://easterncommunityhomes.com/projects/histon-and-impington-community-land-trust/	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
South Derbyshire (2026)	EM/EM CCA	N	N	N	N	Y	**Council strategy** https://www.southderbyshire.gov.uk/about-us/the-council-plan-2024-2028 ; **housing strategy** https://www.southderbyshire.gov.uk/our-services/housing/housing-and-health-strategy-consultation ; **empty homes** https://www.southderbyshire.gov.uk/our-services/housing/private-tenants-and-landlords/empty-properties-or-untidy-sites; **JV** NCHA and Scope 8 homes https://www.southderbyshire.gov.uk/news/2025/may/accessible-and-affordable-homes-launched-in-chellaston ; **masterplan** Infinity **Garden Village** 4500 homes https://www.derbyshire.gov.uk/site-elements/documents/pdf/council/have-your-say/2022/infinity-garden-village-concept-masterplan.pdf ; council providing access land 25 homes https://www.southderbyshire.gov.uk/news/2023/mar/land-deal-enables-new-affordable-housing-in-newhall ; **masterplan** Swadlincote 600 homes https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/swadlincote-town-centre-masterplan ; **retrofitting** https://www.southderbyshire.gov.uk/our-services/housing/domestic-energy-efficiency , https://www.novussolutions.co.uk/our-work/comprehensive-shdf-wave-1-retrofit-for-enhanced-energy-efficiency-south-derbyshire-district-council/ ; https://www.southderbyshire.gov.uk/news/2022/dec/energy-efficiency-works-start ; https://moderngov.erewash.gov.uk/documents/s41260/Item%205%20Appendix%201%20-%20LAEP%20-%20SD%20Erewash%20LAEP%20-%20Steering%20Group.pdf ; **climate change** https://www.southderbyshire.gov.uk/our-services/climate/climate-and-environment-emergency/what-the-council-is-doing/climate-environment-action-plan ;	Y	Y	N
South Gloucestershire (2026)	SW/Wo ECA	N	N	Y	Y	N	**Council strategy** https://beta.southglos.gov.uk/static/79206395faf3bf2485db1ec9146e9593/Council-Plan-2024-to-28.pdf ; **housing strategy** https://beta.southglos.gov.uk/housing-strategy/ ; empty homes https://beta.southglos.gov.uk/empty-homes/; **masterplan** Bristol Parkway station 2200 homes https://beta.southglos.gov.uk/parkway-station-masterplan/ ; North Fringe masterplan 12,000 homes https://beta.southglos.gov.uk/north-fringe-masterplan/ ; Yate Masterplan 3000 homes, new town Brabazon 6500 homes masterplan https://sites.southglos.gov.uk/newsroom/housing/masterplan-approval-granted-for-the-most-exciting-new-city-district-in-the-south-west/ https://beta.southglos.gov.uk/static/5ecf0a4288714503ab6bca795224e39a/Set-for-the-future-brochure.pdf ; **retrofitting** https://beta.southglos.gov.uk/home-energy-advice/ ; https://www.bromford.co.uk/news/innovative-retrofit-pilot-launched-to-improve-energy-efficiency-in-south-gloucestershire-homes/ ; https://beta.southglos.gov.uk/home-improvement-loans/ , https://www.retrofitwest.co.uk/ ; **climate change** https://council.southglos.gov.uk/documents/s163577/Appendix%203%20Year%207%20Climate%20and%20Nature%20Emergency%20Action%20Plan.pdf **; CLT** Marshfield https://marshfieldclt.org/ ;	N	N	N
South Hampshire (2026)	SW`	N	E	N	N	N	**Council strategy** https://www.southhams.gov.uk/sites/default/files/2026-05/South%20Hams%20Council%20Delivery%20Plan-%202025-28.pdf ; **housing strategy** https://www.southhams.gov.uk/housing/housing-strategy ; transferred land to Hastoe HA for 10 affordable homes https://www.southhams.gov.uk/news/2025/bold-step-address-housing-crisis-rope-walk-site-disposal ; **acquisition** 3 homes https://www.bbc.co.uk/news/articles/cz03yx2pv99o ; empty homes https://www.southhams.gov.uk/housing/housing-support/housing-grants-loans-and-services/empty-homes ; **retrofitting** https://www.southhams.gov.uk/housing/housing-support/housing-grants-loans-and-services/improve-energy-efficiency ; https://www.southhams.gov.uk/news/2024/helping-residents-improve-their-energy-efficiency ; **climate change** https://www.southhams.gov.uk/climate-change/our-climate-work/housing ; **CLT** https://sgclt.org.uk/	N	N	N
South Holland (2026) Company Welland Homes	EM /GL CCA	Y	Y	Y	Y	Y	**HRA** https://www.sholland.gov.uk/Housing-policies ; **acquisitions** https://democracy.sholland.gov.uk/documents/s46220/Appendix%20B.pdf ; **company** Welland Homes https://www.sholland.gov.uk/WellandHomes , profit donations https://www.sholland.gov.uk/article/26184/South-Holland-District-Council-housing-company-makes-six-figure-donation-to-local-charities **; JV** South and East Lincolnshire Councils Partnership https://www.sholland.gov.uk/article/17642/South-East-Lincolnshire-Councils-Partnership ; **empty homes** https://www.sholland.gov.uk/article/29900/South-and-East-Lincolnshire-Councils-Partnership-marks-National-Empty-Homes-Week-2026-with-launch-of-new-Empty-Homes-Policy ; **urban extensions** Holland Park 2250 homes https://broadgate-homes.com/the-furlongs-at-holland-park/; Vernatts 4000 homes https://wallerplanning.com/vernatts-sustainable-urban-extension/; **retrofitting** https://www.sholland.gov.uk/article/26487/New-community-orchards-created-across-South-and-East-Lincolnshire-following-delivery-of-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							home-retrofitting-scheme ; https://www.sholland.gov.uk/article/26325/Eligible-residents-in-South-Holland-encouraged-to-apply-for-grants-to-improve-home-energy-efficiency ; https://www.sholland.gov.uk/article/28832/Home-Energy-Advice-Service-to-continue-in-South-East-Lincolnshire-for-a-further-two-years ; https://www.sholland.gov.uk/article/19910/Green-Home-Grants-Local-Authority-Delivery-Scheme ; **climate change** https://www.sholland.gov.uk/ClimateChange ;			
South Kesteven (2026)	EM/GLCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.southkesteven.gov.uk/sites/default/files/2024-02/South%20Kesteven%20District%20Council%20Corporate%20Plan%20-%202024%20to%202027.pdf ; **housing strategy** https://www.southkesteven.gov.uk/sites/default/files/2025-11/Housing%20Strategy%202026-2031.pdf ; **HRA** https://moderngov.southkesteven.gov.uk/mgIssueHistoryHome.aspx?IId=38015&Opt=0 ; development 11 homes in Market Deeping https://www.southkesteven.gov.uk/news/2025/new-council-housing-will-help-meet-demand-rented-property ; 20 homes Swinegate Grantham, Larch Grove Grantham 4 homes, sale of 12 empty homes Lumbys Terrace Stamford https://moderngov.southkesteven.gov.uk/documents/s48015/New%20Build%20and%20Acquisition%20Update.pdf **; acquisition** 12 homes Stamford https://www.local.gov.uk/case-studies/new-approaches-meet-changing-needs-residents-south-kesteven-district-council ; acquisition 36 homes Corby Glen https://www.southkesteven.gov.uk/news/2024/council-announces-purchase-36-new-homes-ps65m-boost-social-housing-portfolio policy https://www.southkesteven.gov.uk/sites/default/files/2023-11/HRA%20Acquisition%20and%20Disposal%20Policy.pdf ; **empty homes** https://www.southkesteven.gov.uk/housing/private-renting-and-homeowners/empty-homes; **JV** DeliverSK with IAG https://moderngov.southkesteven.gov.uk/ieDecisionDetails.aspx?ID=978 ; **urban extension** masterplan Stamford North with Rutland CC and Burghley Estates 2000 homes in total https://www.stamfordnorth.com/index.php?contentid=90 ; **garden village** urban extension Spitalgate Heath 3400 homes https://buckminster.co.uk/spitalgate-heath-garden-village/; **retrofitting** https://www.southkesteven.gov.uk/housing/housing-issues-and-advice/warm-homes-local-grant , https://www.southkesteven.gov.uk/news/2025/energy-efficiencies-south-kesteven-council-homes , https://www.southkesteven.gov.uk/news/2026/energy-efficiency-programme-brings-residents-together-bourne ; https://www.southkesteven.gov.uk/climatenews/eco4-and-great-british-insulation-scheme ; **climate change** https://www.southkesteven.gov.uk/sites/default/files/2024-01/Final%20Climate%20Action%20Strategy%20for%20South%20Kesteven_0.pdf ;	Y	Y	N
South Norfolk (2026) Company Big Sky Developments	E	Y	Y	Y	N	Y	**Council strategy** https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/2024-2028-south-norfolk-strategic-plan.pdf ; sale of council offices for 60 affordable homes https://www.southnorfolkandbroadland.gov.uk/news/south-norfolk-council-unlocks-site-for-100-affordable-housing **; empty homes** https://www.southnorfolkandbroadland.gov.uk/housing/empty-homes; **company** Big Sky Developments https://www.southnorfolkandbroadland.gov.uk/planning/future-development/housing-development , https://www.bigsky-living.com/ ; 348 homes St Giles Cringleford https://flagship-homes.co.uk/affordable-homes-taking-shape-at-citys-gateway-development/ ; **affordable homes land acquisition** https://democracy.southnorfolkandbroadland.gov.uk/mgIssueHistoryHome.aspx?IId=6677&PlanId=165&RPID=0 ; 35 affordable homes Diss https://flagship-homes.co.uk/first-families-move-into-new-south-norfolk-homes-at-all-affordable-development/ ; **JV** for environmental credits https://www.breckland.gov.uk/article/20806/21-03-2023-New-environmental-venture-to-solve-planning-gridlock-in-Norfolk ; East Norwich **masterplan** 90 homes; **urban** extension 1800 homes Long Stratton https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/current-local-plan/adopted-south-norfolk-local-plan **; retrofitting** https://www.southnorfolkandbroadland.gov.uk/news/solar-together-launches-in-broadland-and-south-norfolk , https://www.southnorfolkandbroadland.gov.uk/news/solar-together-launches-in-broadland-and-south-norfolk , https://www.ikonic-architecture.co.uk/projects/south-norfolk-retrofit-and-extension-to-an-existing-semi-detached-dwelling ; https://www.southnorfolkandbroadland.gov.uk/news/council-powers-ahead-with-green-energy-upgrades ; **climate change** https://www.southnorfolkandbroadland.gov.uk/asset-library/south-norfolk-climate-environment-and-biodiversity-delivery-plan-2025-2028.pdf ;	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
South Oxfordshire (2026)	SE	N	N	N	N	Y	**Council strategy** https://www.southoxon.gov.uk/south-oxfordshire-district-council/about-the-council/the-way-ahead-council-plan-2025-2029/homes-and-infrastructure-that-meet-local-needs/ ; **housing delivery strategy** https://www.southandvale.gov.uk/app/uploads/sites/2/2026/04/Housing-Delivery-Strategy-2022-28.pdf ; **acquisitions** https://democratic.southoxon.gov.uk/documents/s37879/Scrutiny+report+-+Purchase+of+Housing+for+South+v3.pdf ; https://www.southoxon.gov.uk/south-oxfordshire-district-council/local-authority-owned-housing-in-south-oxfordshire-gets-10-million-boost/ ; 45 homes https://www.whitehorsedc.gov.uk/housing-2/councils-purchase-45-homes-for-those-in-need/ ; https://www.southoxon.gov.uk/budget/housing-investment-and-community-support-a-key-focus-of-south-oxfordshires-2025-26-budget/ **; empty homes** https://www.southoxon.gov.uk/housing/empty-homes / **; JV** South Oxford Science Village 3000 homes with Magdalen College and Oxford City Council **urban extension** https://democratic.southoxon.gov.uk/documents/s13800/Vision%20Document%20on%20behalf%20of%20Oxford%20Science%20Village%20Partners.pdf ; **retrofitting** https://www.southoxon.gov.uk/south-oxfordshire-district-council/tackling-the-climate-emergency/what-can-you-do/retrofitting-your-home/ ; https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/planning-permission-how-it-works/do-you-need-planning-permission-for-retrofitting/ ; https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2023/07/Retrofitting-%E2%80%93-support-for-residents-in-South-Oxfordshire-and-the-Vale-of-White-Horse-4.pdf ; **climate change** https://www.southoxon.gov.uk/south-oxfordshire-district-council/tackling-the-climate-emergency/ ; **CLT** https://www.thametowncouncil.gov.uk/wp-content/uploads/2023/01/16.-Report-Thame-Community-Land-Trust.pdf	Y	N	N
South Ribble (2026)	NW/LCCA	N	Y	Y	N	N	**Council strategy** https://southribble.gov.uk/downloads/file/539/srbc-corporate-strategy-2024-2025 ; **housing strategy** https://southribble.moderngov.co.uk/documents/s16847/Appendix%20A%20-%20Draft%20South%20Ribble%20Housing%20Strategy%202020-2025.pdf ; **acquisitions** https://southribble.gov.uk/news/article/106/south-ribble-borough-council-set-to-acquire-and-transform-historic-occleshaw-house-in-leyland-to-support-local-families- **; empty homes** https://southribble.gov.uk/housing/long-term-empty-properties **; housing delivery** Leyland https://www.trebbi.co/portfolio/leyland-town-deal-leyland-town-centre ; **regeneration** Leyland town centre 22 homes https://southribble.gov.uk/planning-building-control/major-projects-3 ; council homes built https://www.facebook.com/blogpreston/posts/the-first-new-council-owned-homes-to-be-built-in-south-ribble-for-25-years-/696074999199151/ 15 homes in Bamber Bridge https://www.lancashirebusinessview.co.uk/latest-news-and-features/council-owned-homes-completed-in-bamber-bridge ; **urban extension** Penwortham 2000 homes https://xanthequayle.com/work/penwortham-urban-extension/ ; **retrofitting** https://southribble.gov.uk/climate-change/retrofit/4 , **climate change** https://southribble.gov.uk/climate-change/climate-change-strategy/6 ;	N	N	N
South Staff (2026)	WM	N	Y	Y	N	N	**Council strategy** https://www.sstaffs.gov.uk/sites/default/files/2025-01/0950_Priority%20Plans.pdf ; **Housing strategy 2023-2027** https://www.sstaffs.gov.uk/housing/housing-and-homelessness-strategy ;empty homes https://www.sstaffs.gov.uk/housing/empty-properties ; **urban extension** Penkridge 750 homes https://www.placemidlands.co.uk/plan-for-750-homes-in-south-staffordshire-village-set-for-approval/ ; **retrofitting** https://www.sstaffs.gov.uk/news/2024/south-staffordshire-council-levels-new-partners-community-home-solutions-offering-ps200k ; https://www.sstaffs.gov.uk/environment-and-climate/climate-change/warmer-homes-scheme ; https://www.sstaffs.gov.uk/news/2025/funding-fuels-next-generation-green-energy-training-0 ; **climate change** https://www.sstaffs.gov.uk/sites/default/files/2023-05/climate_change_-_action_plan.pdf ;	N	N	N
South Tyneside (2026) Company South	NE/NEMSA	N	Y	Y	Y	Y	**Council strategy** https://www.southtyneside.gov.uk/media/10537/Delivery-Plan-2026/pdf/Delivery-Plan-2026.pdf?m=1770108437780 ; **housing strategy** https://www.southtyneside.gov.uk/article/7159/Housing-strategies#housing ; **HRA** https://publications.southtyneside.gov.uk/plans/medium-term-financial-plan/2025-2030/ ; **acquisitions** policy https://www.southtyneside.gov.uk/media/9366/Residential-Property-Acquisition-Policy/pdf/residential_aquisition__policy_nov_24.pdf?m=1747922613713 ; ALMO closed and brought back in house	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Tyneside Homes							https://housing.southtyneside.gov.uk/article/20960/Council-housing-transition ; development 7 home in Jarrow https://housing.southtyneside.gov.uk/article/29484/Social-Housing-Given-Green-Light ; company South Tyneside Homes https://find-and-update.company-information.service.gov.uk/company/05381705 ; **empty homes** https://www.southtyneside.gov.uk/article/4168/Empty-properties ; **JV** with Karbon Homes 124 extra care homes https://www.southtyneside.gov.uk/article/26217/Plans-Submitted-for-124-Extra-Care-Apartments-in-South-Shields ; 200 extra-care homes https://www.southtyneside.gov.uk/article/29774/South-Tyneside-s-New-Extra-Care-Communities-Taking-Shape ; https://www.karbonhomes.co.uk/about-us/media-centre/news/partnership-to-bring-new-extra-care-facilities-to-south-tyneside/ ; Griffin Ct 95 extra care homes https://www.karbonhomes.co.uk/extra-care-schemes/griffin-court-hebburn/ ; **masterplan** South Sheild 625 homes https://www.southtyneside.gov.uk/article/19022/South-Shields-Town-Centre-Masterplan-Vision ; **Regeneration** Southern Gateway 125 student homes https://www.southtyneside.gov.uk/article/19166/Southern-gateway ; Hebburn Riverside Masterplan 115 homes https://www.southtyneside.gov.uk/article/28964/Hebburn-Riverside-Park-Masterplan-Vision ; **urban extension** south of Fellgate 3000 homes https://www.southtyneside.gov.uk/media/6986/Fellgate-Sustainable-Growth-Area-Scoping-Report/pdf/Fellgate_Sustainable_Growth_Area_SPD_Scoping_Report__a9jhfvjyagin.pdf?m=1704735465417 ; **retrofitting** https://housing.southtyneside.gov.uk/article/16110/Finding-new-ways-to-heat-our-homes ; https://publications.southtyneside.gov.uk/strategies/fuel-poverty-strategy-2023/ ; https://www.jddk.co.uk/practice/sectors/residential/reynolds-avenue/ ; **climate change** https://www.southtyneside.gov.uk/article/17483/Public-health-news-Climate-Change-Energy-Efficiency ; https://publications.southtyneside.gov.uk/principles/sustainability-principles-2023-2028/ ; **CLT** https://find-and-update.company-information.service.gov.uk/company/07300905/filing-history?page=2 ;			
Southampton (2026)	SE/HIOWCA	Y	Y	Y	Y	Y	**Council strategy** https://www.southampton.gov.uk/media/m20auqyq/corporate-plan-final-for-web.pdf ; **housing strategy** https://www.southampton.gov.uk/media/10yju311/housing-strategy-2026-31.pdf ; **HRA** https://www.southampton.gov.uk/adult-social-care/adult-social-care-online-documents/southampton-city-council-housing-revenue-account-hra-homes-adaption-policy/ ; **estate regeneration** Townhill Park 600 energy efficient homes with SNG https://www.southampton.gov.uk/housing/council-housing-tenants-and-leaseholders/repairs-maintenance-and-improvements/improvements-we-are-making/estate-regeneration/townhill-park-regeneration/ ; Potters Court 83 homes https://www.southampton.gov.uk/housing/council-housing-tenants-and-leaseholders/repairs-maintenance-and-improvements/improvements-we-are-making/estate-regeneration/ ; Kiln Ct 15 homes over 50s https://www.southampton.gov.uk/housing/council-housing-tenants-and-leaseholders/repairs-maintenance-and-improvements/improvements-we-are-making/estate-regeneration/ ; Starboard Way 103 homes https://www.southampton.gov.uk/housing/council-housing-tenants-and-leaseholders/repairs-maintenance-and-improvements/improvements-we-are-making/estate-regeneration/ ; **acquisitions** https://www.southampton.gov.uk/moderngov/documents/s83936/Investment%20of%20Right%20to%20Buy%20Monies.pdf ; 30 properties https://www.dailyecho.co.uk/news/25946135.council-buy-30-houses-southampton-affordable-homes/ , https://www.southampton.gov.uk/modernGov//mgDecisionDetails.aspx?IId=48851&Opt=1 ; downsizing policy and incentives https://www.southampton.gov.uk/news/article/southampton-city-council-set-to-launch-a-new-downsizing-policy-to-increase-access-to-larger-homes/ ; **empty homes** https://www.southampton.gov.uk/news/article/southampton-city-council-unveils-forthcoming-initiative-to-revitalise-empty-homes/ ; **JV** Abri 189 homes https://www.abri.co.uk/media-hub/southampton-city-council-appoints-affordable-housing-provider-to-deliver-new-homes-at-townhill-park ; **JV** with Aviva and University of Southampton WBS growth Partnership to develop Toys'r'us site 275-600 homes https://www.southampton.gov.uk/news/article/new-partnership-formed-to-develop-site-of-southampton-s-former-toys-r-us/ ; https://www.aviva.com/newsroom/news-releases/2026/01/new-partnership-formed-to-develop-site-of-southamptons-former-toys-r-us/ ; **regeneration** city centre 15,000 homes https://www.montagu-evans.co.uk/news/southampton-city-wide-regeneration-moves-forward-with-montagu-evans-appointment/ , https://www.priorandpartners.com/southampton-city-wide-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							regeneration-moves-forward/ ; **retrofitting** https://www.southampton.gov.uk/news/article/southampton-city-council-unveils-forthcoming-initiative-to-revitalise-empty-homes/ ; https://www.southampton.gov.uk/our-green-city/how-you-can-help/saving-energy-at-home/energy-saving-home-improvements/ , https://www.swnetzerohub.org.uk/about-us/case-studies/case-study-southampton-city-council-clean-growth-fund/ ; https://greatbritishenergy.com/council/southampton/ ; **climate change** https://www.southampton.gov.uk/media/iuakjxmy/351-1-green-city-plan_climate-change-strategy.pdf ; **CLT** https://botley-clt.org.uk/about-bclt/			
Southend on Sea (2026)	E	Y	Y	Y	Y	Y	**Council strategy** https://www.southend.gov.uk/downloads/file/8523/corporate-plan-2024-to-2028 ; **housing strategy** https://www.southend.gov.uk/downloads/file/6156/housing_homelessness_and_rough_sleeping_strategy ; **HRA** https://democracy.southend.gov.uk/mgIssueHistoryHome.aspx?IId=24564&Opt=0 ; **ALMO** South Essex Homes https://southessexhomes.co.uk/ ; **acquisitions** https://www.southend.gov.uk/news/article/3368/cabinet-approve-100m-plan-to-tackle-housing-pressures ; pipeline report https://southend.moderngov.co.uk/ieDecisionDetails.aspx?ID=1208 ; Passivhaus pilots Denton Avenue site and Bradford Bury garage site ; site sales to generate funds Thorpedene Campus site and Shorefield Gardens ; The Cattery 30 Passivhaus homes https://yoursay.southend.gov.uk/cattery-development-of-land-for-social-housing ; Lundy Close (St. Laurence) 9-12 homes https://yoursay.southend.gov.uk/hla-land-review-phase-4-lundy-close , Eagle Way and Anson Close https://yoursay.southend.gov.uk/hla-land-review-phase-3-eagle-way-anson-chase ; **empty homes** https://www.southend.gov.uk/homepage/442/empty-homes-strategy ; **JV** Thames Plaza 1025 homes at Roots Hall site https://www.southend.gov.uk/news/article/3303/deal-signed-to-deliver-new-homes-and-unlock-investment-into-roots-hall-stadium; **masterplan** Queensway 1600 homes https://drmmstudio.com/project/better-queensway-masterplan/ ; **retrofitting** https://www.southend.gov.uk/housing-1/warm-homes-hub/2 ; https://www.local.gov.uk/case-studies/improving-sustainability-our-housing-stock-southend-sea-city-council ; https://www.catchmenttocoast.uk/our-retrofit-home-open-house/ ; https://www.aico.co.uk/news/aico-partner-with-southend-on-sea-council-on-retrofit-show-home/ ; **climate change** https://www.southendclimateaction.co.uk/ongoing-work/OngoingWork/4 ;	Y	Y	Y
Southwark (2026)	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.southwark.gov.uk/sites/default/files/2025-04/Southwark-2030-strategy.pdf **; HRA** https://moderngov.southwark.gov.uk/mgIssueHistoryHome.aspx?IId=50040058&Opt=0 ; 3169 new homes https://www.southwark.gov.uk/housing/new-council-homes ; where council is building https://www.southwark.gov.uk/sites/default/files/2026-05/Where-we-are-building-May-2026.pdf Linden Grove 6 homes, Nunhead Lane 12 homes, Camberwell 13 homes, 27 homes Peckham , 2 and 22 and 13 homes Camberwell ; 229 and 352 homes Elephant and Castle, , Surrey Docks 79 homes ; 23 and 50 extra care Peckham , 56, 49 and 24and 12 homes South Bermondsey , 6 homes Camberwell, 40 homes London Bridge, 120 homes Peckham, 26 and 50, 35 and 14 homes on garage site homes Rotherhithe, 340 homes Old Kent Road , JV with Hill for MMC on garage site 8 homes London Bridge, 26 Walworth on former car park, 56 and 33 homes Newington, 18 homes North Bermondsey, TA 12 and 15 and 6 homes,167 and 296 homes Old Kent Rd ; Securing the future of council housing , https://www.southwark.gov.uk/sites/default/files/2024-10/Securing-the-Future-ofCouncil-Housing.pdf ; **empty homes** https://www.southwark.gov.uk/housing/private-tenants-and-landlords/empty-properties ; **JVs** with Wates and Mt Anvil for 360 homes https://www.southwark.gov.uk/news/2026/hundreds-new-council-homes-planned-across-southwark-following-new-agreement ; https://www.southwark.gov.uk/news/2025/partners-announced-next-wave-southwark-council-homes ; housing company dissolved 2026 https://find-and-update.company-information.service.gov.uk/company/09592613 ; **masterplan** Canada Water 4184 homes https://www.southwark.gov.uk/planning-environment-and-building-control/current-and-future-development/canada-water-masterplan ; **Regeneration** Old Kent Road 20,000 homes ; **estate regeneration** Aylesbury Estate 700 homes https://www.southwark.gov.uk/news/2026/next-phase-aylesbury-estate ; **retrofitting** https://www.southwark.gov.uk/planning-environment-and-building-control/environment/climate/southwark-community-energy-fund-0/how ;	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.southwark.gov.uk/planning-environment-and-building-control/planning/planning-permission-guidance/planning-2 ; https://moderngov.southwark.gov.uk/mgIssueHistoryHome.aspx?IId=50040064&PlanId=928&RPID=0 ; **climate change** https://www.southwark.gov.uk/planning-environment-and-building-control/environment/climate/our-climate-action-plan/buildings-and ; **CLT** https://www.southwark.gov.uk/news/2026/southwark-deliver-boroughs-first-community-led-housing-scheme			
Spelthorne (2026) Companies Knowle Green Estates; Homes4Spelthorne	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.; spelthorne.gov.uk/sites/default/files/migration/media/26654/Corporate-Plan-2024-2028/pdf/Corporate_Plan.pdf ; **housing strategy** https://www.spelthorne.gov.uk/page/1475/housing-homelessness-and-rough-sleeping-strategy-2025-2030 ; **acquisitions** https://www.spelthorne.gov.uk/business-services/land-and-property/property-and-investments , https://democracy.spelthorne.gov.uk/mgIssueHistoryHome.aspx?IId=20540&Opt=0 ; **company** Knowle Green Estates https://knowlegreenestates.co.uk/ ; **company** Homes4Spelthorne https://www.homes4spelthorne.co.uk/choice/ including extra care and key workers ; **masterplan** town centre 3500 homes https://www.spelthorne.gov.uk/page/1162/staines-upon-thames-masterplan-town-centre ; Ashford town centre regeneration approx. 200 homes https://www.surreycc.gov.uk/roads-and-transport/policies-plans-consultations/consultations/ashford-town-centre ; **retrofitting** https://www.spelthorne.gov.uk/page/1176/energy-efficiency ; https://democracy.spelthorne.gov.uk/documents/s75951/Appendix%20B%20Surrey%20Retrofit%20Strategic%20Action%20Plan.html?CT=2 ; climate change https://www.spelthorne.gov.uk/sites/default/files/migration/media/25547/Councils-Climate-Change-Strategy-2022-2030/pdf/Climate_Change_Strategy_2022_-_2030.pdf ;	N	N	N
St Albans (2026) Company St Albans City and District estates Ltd	E	Y	Y	Y	Y	Y	**Council strategy** https://www.spelthorne.gov.uk/sites/default/files/migration/media/25547/Councils-Climate-Change-Strategy-2022-2030/pdf/Climate_Change_Strategy_2022_-_2030.pdf ; **housing strategy** https://www.stalbans.gov.uk/sites/default/files/attachments/Housing%20Strategy%202023-26.pdf ; **HRA** https://stalbans.moderngov.co.uk/mgConvert2PDF.aspx?ID=50076643 ; 14 new homes https://www.stalbans.gov.uk/news/council-completes-fourteen-new-sustainable-homes-social-rent-st-albans , 12 new homes https://www.stalbans.gov.uk/news/council-delivers-12-new-high-quality-social-housing-properties ; TA https://stalbans.moderngov.co.uk/documents/s50074712/Drakes%20Drive%20Project%20Update%20-%20Amendment%20to%20the%20Capital%20Programme.pdf ; sale of tower block to HA for refurb and retained nomination rights https://stalbans.moderngov.co.uk/documents/s50074712/Drakes%20Drive%20Project%20Update%20-%20Amendment%20to%20the%20Capital%20Programme.pdf ; **company** St Albans City and District Estates Ltd https://find-and-update.company-information.service.gov.uk/company/12524223 ; **regeneration** Jubilee Square 93 homes https://www.stalbans.gov.uk/news/ps64-million-jubilee-square-development-completed-housing-association-takes-possession-93-new , https://www.pickeverard.co.uk/projects/ccos ; **urban extension** North Hemel 1150 homes; **retrofitting** https://www.stalbans.gov.uk/energy-efficiency ; https://www.stalbans.gov.uk/news/get-your-free-guide-how-make-your-home-more-eco-friendly-and-cut-energy-bills ; https://www.stalbans.gov.uk/energy-and-buildings-our-actions ; https://www.stalbans.gov.uk/warm-homes-local-grant ; **climate change** https://www.stalbans.gov.uk/sites/default/files/attachments/Final%20St%20Albans%20Sustainability%20Strategy%202024-27%20v2.pdf ;	N	Y	N
St Helens (2026)	NW/LCR	Y	Y	Y	Y	Y	**Council strategy** https://www.sthelens.gov.uk/media/1687/St-Helens-Borough-Strategy-2021-2030/pdf/Our_Borough_Strategy_2021-2030.pdf?m=638092193495800000 ; https://www.sthelens.gov.uk/media/5895/P3-Housing-Strategy/pdf/P3_Housing_strategy.pdf?m=1681726095303 ; target 90 new affordable homes pa; **empty homes** https://www.sthelens.gov.uk/article/5195/What-are-we-doing-about-it ; **JV** with Langtree Parkside 847 homes https://sthelens.moderngov.co.uk/documents/s174911/Parkside%20Regeneration%20LLP%20Joint%20Venture%20Annual%20Report%202025.pdf ; **JV** St Helens Town Centre regeneration with Muse, L and G and Homes England 64 homes https://sthelenstowncentre.co.uk/phase-one/ ; **Garden Village** Bold Forest 3000 homes https://www.boldforestgv.co.uk/ ; **retrofitting** https://sthelens.gov.uk/article/5126/Energy-efficiency-improvement-schemes ; https://sthelens.gov.uk/article/5512/Warm-Homes-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Local-Grant ; https://greatbritishenergy.com/council/st-helens/ ; **climate change** https://sustainable.sthelens.gov.uk/media/12817/Climate-Action-Plan-2025-All-Ongoing-Points/pdf/Updated_Climate_Action_Plan_ongoing_actions.pdf?m=1759240371817 ;			
Stafford (2026)	WM	N	Y	Y	Y	N	**Council strategy** https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Business-Support-and-Assurance/Corporate-Plan-2025-26-to-2027-28.pdf ; https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Business-Support-and-Assurance/Corporate-Plan-2025-26-to-2027-28.pdf ; **empty homes** https://www.staffordbc.gov.uk/empty-homes ; **masterplan** Town centre 1100 homes https://www.staffordbc.gov.uk/news/blueprint-transformation-stafford-town-be-revealed Stafford gateway masterplan 900 homes https://housingdigital.co.uk/green-light-for-stafford-masterplan-and-over-900-new-homes/ Eastgate **regeneration** 100 homes https://www.staffordshire.gov.uk/newsroom/2025/county-council-commits-major-town-centre-regeneration-scheme ; **garden settlemen**t Meecebrook 6000 homes https://www.staffordbc.gov.uk/meecebrook-new-garden-settlement **; retrofitting** https://www.staffordbc.gov.uk/energy-advice-service ; https://www.staffordbc.gov.uk/available-offers-and-services-warmer-homes-stafford ; c**limate change** https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Climate-Change/Climate-Change-Strategy.pdf ;	N	N	N
Staffordshire CC (2026)	WM	Y	Y	Y	N	N	**Regeneration** Doxey Road Stafford https://www.staffordshire.gov.uk/newsroom/2026/work-begins-prepare-key-town-site-future-regeneration	N	N	N
Staffordshire Moorlands (2026)	WM	N	Y	Y	Y	Y	**Council strategy** https://democracy.staffsmoorlands.gov.uk/documents/s35992/Appendix%20D%20Corporate%20Plan%202023-2027%20Flat%20Version.pdf ; https://www.staffsmoorlands.gov.uk/article/1349/Housing-Strategy ; **empty homes** https://www.staffsmoorlands.gov.uk/EmptyProperties ; **JV** Alliance with High Peak and Norse ; **masterplan** Cornhill Leek 125-175 homes https://www.staffsmoorlands.gov.uk/media/3388/Cornhill-East-Masterplan/pdf/ep32.6_Cornhill_exhibition_boards.pdf?m=1532093287610 ; **retrofitting** https://www.staffsmoorlands.gov.uk/article/4040/Energy-Grants ; https://www.staffsmoorlands.gov.uk/article/6315/Staffordshire-Warmer-Homes ;	Y	N	N
Stevenage (2026) Companies Swingate and Daneshill	E	Y	Y	Y	Y	Y	**Council strategy** https://www.stevenage.gov.uk/documents/corporate-plan/appendix-a-making-stevenage-even-better-2024-2027.pdf ; **housing strategy** https://www.stevenage.gov.uk/housing/housing-policies-and-strategies ; **HRA** https://democracy.stevenage.gov.uk/documents/s40498/8%20Appendix%20A%20-%20Housing%20Revnue%20Account%20Business%20Plan.pdf ; development timeline 2025 https://www.stevenage.gov.uk/documents/housing-development/housing-development-timeline-july-2025.pdf ; **acquisitions** https://www.stevenage.gov.uk/documents/housing/policies-and-strategies/open-market-acquisitions-policy.pdf ; RTB buy back scheme https://www.stevenage.gov.uk/housing/housing-policies-and-strategies/right-to-buy-buy-back ; schemes on site https://www.stevenage.gov.uk/housing/housing-development/schemes-on-site Courtland 17 homes, Brent Ct over 60s 96 homes, Hobbs Ct 91 homes, Dunn Close 27 homes, small sites 3 homes; **empty homes** https://www.stevenage.gov.uk/housing/private-sector-housing/empty-properties ; **companie**s Swingate and Daneshill https://find-and-update.company-information.service.gov.uk/officers/UEkqDFpgnQd_W7A8hlYP-e4nYVo/appointments ; **JV** with English Cities Fund Station Gateway 1000 homes **regeneration** https://www.stevenage.gov.uk/news-and-events/news/major-milestone-for-delivery-of-stevenage-station-gateway-announced ; **JV** Mace Swingate 261 homes https://www.stevenage.gov.uk/news-and-events/news/claxton-house-reaches-new-heights-with-topping-out-ceremony https://www.stevenage.gov.uk/documents/forward-plan/key-decisions/sg1-phase-1a-joint-venture.pdf ;	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							masterplan North of Stevenage 900 homes https://www.bbc.co.uk/news/articles/crmjrrjvvn8o ; **regeneration** The Oval 91 homes https://www.stevenage.gov.uk/news-and-events/news/ground-broken-on-major-regeneration-of-the-oval-in-stevenage **; retrofitting** https://www.stevenage.gov.uk/housing/council-housing/home-improvements/energy-efficiency-and-decarbonisation/home-retrofit ; https://www.stevenage.gov.uk/news-and-events/news/council-awarded-funds-to-upgrade-local-homes ; https://www.equans.co.uk/news/equans-stevenage-retrofit-contract ; https://www.pilon.co.uk/projects/stevenage-whole-house-retrofit/ ; **climate change** https://www.stevenage.gov.uk/documents/about-the-council/climate-change-strategy/climate-change-strategy-september-2020.pdf ;			
Stockport (2026) Company Stockport Homes Group	NW/GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.stockport.gov.uk/documents/the-council-plan ; **housing strategy** https://www.stockport.gov.uk/housing-strategies-and-documents ; **HRA** https://www.stockporthomes.org/media/wgebfnwy/stockport-homes-accounts-2024-25.pdf; **ALMO and company** Stockport Homes Group https://www.stockporthomes.org/about-us/who-we-are/our-story/#SHG including Viaduct Housing Partnership https://www.viaducthousing.com/ , Three Sixty https://www.wearethreesixty.ltd/ and Skylight Community Benefit Society https://www.sk-y-light.org/ . Viaduct Compstall Printworks 32 homes https://www.viaducthousing.com/shared-ownership/our-developments/latest-developments/the-compstall-printworks/ ; Battersby Hat Factory 144 homes https://www.placenorthwest.co.uk/long-awaited-transformation-of-stockport-hat-factory-completes/ ; Melford Rd 28 homes https://www.viaducthousing.com/shared-ownership/our-developments/latest-developments/melford-road/ ; Three Sixty estate improvements https://www.wearethreesixty.ltd/construction/our-portfolio/ ; **JV** with English Cities Fund Stockport 8 1328 homes https://www.stockport.gov.uk/news/gbp350m-sustainable-neighbourhood-in-stockport-gets-the-green-light ; city centre **MDC** 8000 homes https://stockportmdc.co.uk/ including 131 energy homes in Hollingdrake Place https://www.stockport.gov.uk/news/new-affordable-and-social-housing-in-stockport-town-centre ; **masterplan** Town Stockport Town Centre East 4000 homes https://www.stockport.gov.uk/news/stockport-sets-out-bold-15-year-plan-for-town-centre-east ; **retrofitting** https://www.stockport.gov.uk/make-your-home-more-energy-efficient/more-ways ; https://www.stockport.gov.uk/news/stockport-residents-can-check-their-eligibility-for-green-home-improvements ; https://gmca.retrofitportal.org.uk/ ; **climate change** https://www.stockport.gov.uk/stockport-can/low-carbon-buildings-stockport-can ;	Y	Y	Y
Stockton (2006) Company Stockton Borough Holding Company	NE/TVMCA	N	Y	Y	Y	Y	**Housing strategy 2026-2036** https://moderngov.stockton.gov.uk/mgIssueHistoryHome.aspx?IId=10468&Opt=0 ; affordable housing delivery and acquisitions hybrid model https://moderngov.stockton.gov.uk/documents/g5004/Decisions%2012th-Jun-2025%2017.00%20Cabinet.pdf?T=2 including small sites a) Raleigh Road (vacant potential in-fill site) (b) Londonderry Road (vacant potential in-fill site) (c) Stirling House (once vacant) (d) Parkside House (once vacant) (e) Thornaby Baths (once vacant/following the opening of the Thornaby Pavilion & Pool) for 67-114 homes; **empty homes** https://www.stockton.gov.uk/article/1647/Empty-property ; **companies** Stockton Borough Holding Company Limited and Stockton Hotel Group https://find-and-update.company-information.service.gov.uk/company/10523559 **;** Housing Partnership https://teesvalley-ca.gov.uk/about/wp-content/uploads/sites/2/2024/07/12-Final-Cabinet-Report-SBC-Housing-Partnership-1.pdf part of Tees Valley Housing Partnership**; JV** with Keepmoat Ingelby Barwick 335 homes, https://moderngov.stockton.gov.uk/documents/s16851/Final%20Report%20-%20Scrutiny%20Review%20of%20Affordable%20Housing.pdf ; **masterpla**n Billingham 160 homes https://www.stockton.gov.uk/billingham ; **urban extension** 2550 homes https://moderngov.stockton.gov.uk/Data/Planning%20Committee/201901161330/Agenda/att35348.pdf ; **retrofitting** https://www.stockton.gov.uk/article/10200/Energy-Company-Obligation-ECO ; https://www.stockton.gov.uk/article/19215/Warm-Homes-Local-Grant ; https://www.stockton.gov.uk/article/1858/Energy-saving-schemes-and-advice ; **climate change** https://www.stockton.gov.uk/media/3265/Environmental-Sustainability-and-Carbon-Reduction-Strategy-2022-2032/pdf/Environmental_Sustainability_Carbon_Reduction_Strategy_2022-2032_Accessible.pdf?m=1663143148380 ;	Y	N	N
Stoke on Trent (2026)	WM	Y	Y	Y	Y	Y	**Council strategy** https://www.stoke.gov.uk/ourcityourwellbeing ; **housing strategy** https://www.stoke.gov.uk/directory_record/334989/housing_strategy_2022-2027 ; **HRA**	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.stoke.gov.uk/directory_record/75/housing_revenue_account_30_year_business_plan ; **acquisitions** https://www.stoke.gov.uk/news/article/1908/millions_of_pounds_more_set_to_be_invested_in_hundreds_of_new_homes_in_stoke-on-trent ; sale of housing sites https://benews.co.uk/lovell-acquires-residential-development-site-in-stoke-on-trent/ , https://www.insidermedia.com/news/midlands/step-forward-for-long-stalled-stoke-housing-site-deal-could-unlock-about-140-homes ; development 77 homes Booth St https://www.bbc.co.uk/news/articles/cly1n3pgrw0o ; former school site 120 homes https://www.stoke.gov.uk/news/article/1864/31_million_set_to_be_pumped_into_biggest_affordable_housing_project_in_citys_history ; **acquisition** 48 homes from Lovell on former school site https://www.stoke.gov.uk/news/article/1891/new_homes_on_the_horizon_for_families_on_council_house_waiting_list **; JV** with GKRL Etruscan Square 300 homes https://www.stoke.gov.uk/news/article/1714/major_step_forward_for_multi-million_pound_etruscan_square_regeneration_as_preferred_development_partner_announced ; **JV** Capital and Centric Canalside174 homes https://www.team-civic.com/projects/goods-yard-stoke ; **masterplan** Stoke city centre 700 homes https://www.stoke.gov.uk/news/article/2025/masterplan_sets_out_proposals_for_delivering_realistic_vision_to_develop_and_regenerate_the_city_centre ; masterplan Hanley 299 homes https://www.visitstaffordshire.com/be-inspired/blog/post/latest-plans-to-transform-hanley-in-next-decade-includes-hotel-arena-and-homes/ ; **regeneration** Shelton 140 homes https://www.stoke.gov.uk/news/article/2068/plans_in_place_to_unlock_regeneration_of_key_brownfield_site_and_build_around_140_homes ; **retrofitting** https://webapps.stoke.gov.uk/uploadedfiles/Green_Deal_and_Beyond-Housing_Retrofit_Managing_ECO_investment_and_Green_Deal.pdf ;			
Stratford upon Avon (2026)	WM	Y	Y	N	N	N	**Council strategy** https://www.stratford.gov.uk/council-democracy/council-plan-2023--2027.cfm ; **housing strategy** https://www.stratford.gov.uk/homes-properties/housing-strategy-and-development.cfm ; affordable housing schemes enabled The Willows 78 homes https://www.stratford.gov.uk/doc/212149/name/1%20Kineton.pdf ; Shipston on Stour 65 homes https://www.stratford.gov.uk/doc/212146/name/2%20Shipston%20Orbit.pdf ; Fenny Compton 100 homes https://www.stratford.gov.uk/doc/212645/name/2%20Fenny%20Compton%20rev%20Mar%2024.pdf ; **empty homes** https://www.stratford.gov.uk/homes-properties/empty-properties.cfm ; **collaboration** agreement Stratford town centre with WMCA 118 homes https://wmca.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=10094&Opt=0 ; **regeneration** Canal Quarter up to 1000 homes https://www.stratford.gov.uk/news/index.cfm/item/137775 ; Long Marston **Garden Village** 3500 homes https://www.stratford.gov.uk/planning-building/long-marston-airfield-spd.cfm ; **retrofitting** https://www.stratford.gov.uk/climate-change/energy-in-buildings-retrofitting-works.cfm ; https://www.stratford.gov.uk/people-communities/warm-homes-local-grant.cfm , https://www.stratford.gov.uk/people-communities/green-home-grants.cfm ; **climate change** https://www.stratford.gov.uk/doc/213546/name/Climate%20Change%20and%20Nature%20Recovery%20Strategy%20JAN25%20.pdf ;	N	N	N
Stroud (2026)	SW	Y	N	Y	Y	Y	**Council strategy** https://www.stroud.gov.uk/media/gy1pctaq/council-plan-2025-2029.pdf **; housing strategy** https://www.stroud.gov.uk/council-and-democracy/about-the-council/have-your-say/consultations/housing-strategy-consultation/ ; **HRA** http://stroud.moderngov.co.uk/ieDecisionDetails.aspx?Id=253 , new council homes https://www.stroud.gov.uk/media/gy1pctaq/council-plan-2025-2029.pdf ; **acquisitions** 16 homes https://www.stroud.gov.uk/news/first-six-new-affordable-homes-bought-by-stroud-district-council/ ; 13 homes https://www.stroud.gov.uk/news/stroud-district-council-completes-purchase-of-new-affordable-homes-in-cam/ ; 4 new developments 51 homes https://www.stroud.gov.uk/news/work-is-underway-on-new-affordable-homes-in-cashes-green/ ; Brimscombe Port 150 homes seeking **JV** partner https://www.bbc.co.uk/news/articles/c5yjpemp8yjo ; **empty homes** https://www.stroud.gov.uk/housing/private-housing/empty-homes/empty-homes/ ; **JV** Cheapside Stroud Station https://www.stroud.gov.uk/environment/projects/cheapside-redevelopment/ ; **retrofitting** https://www.stroud.gov.uk/environment/energy-efficiency/energy-efficiency-schemes/ , https://www.districtcouncils.info/stroud-district-council-local-retrofit-leadership/ , https://www.stroud.gov.uk/environment/projects/helping-people-make-their-homes-more-energy-efficient/ , https://www.stroud.gov.uk/news/stroud-district-council-secures-52million-to-improve-council-housing-energy-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							efficiency/ ; **climate change** https://www.stroud.gov.uk/media/ymubntki/sdc-climate-and-nature-strategy-designed-version-for-web_.pdf ; **CLT** Stroud https://register-of-charities.charitycommission.gov.uk/en/charity-search/?p_p_id=uk_gov_ccew_onereg_charitydetails_web_portlet_CharityDetailsPortlet&p_p_lifecycle=0&p_p_state=maximized&p_p_mode=view&_uk_gov_ccew_onereg_charitydetails_web_portlet_CharityDetailsPortlet_regId=1086993&_uk_gov_ccew_onereg_charitydetails_web_portlet_CharityDetailsPortlet_subId=0 ; Nailsworth https://www.aster.co.uk/about-us/housebuilding/clt/nailsworth-clt-development .			
Suffolk CC (2026)	E	Y	N	Y	Y	Y	**JV** Mildenhall 100 homes with Lovells Edmundham https://www.suffolk.gov.uk/council-and-democracy/council-news/new-west-suffolk-housing-development-underway-including-30-affordable-homes , target 3000 homes https://corporate.lovell.co.uk/joint-ventures https://edmundham.co.uk/ ; Astley Place 50 homes https://edmundham.co.uk/communities/astley-place/ ;	Y	N	N
Sunderland (2026)	NE/NEMSA	N	Y	Y	Y	Y	**Council strategy** https://www.sunderland.gov.uk/media/21728/City-Plan-Sunderland-2026-2035/pdf/CoS-SunderlandCityPlan2026-2035.pdf?m=1776092785060 ; **housing strategy** https://www.sunderland.gov.uk/article/25593/Sunderland-Housing-Strategic-Needs-and-Intentions-Housing-Strategy ; Housing Development Investment Programme https://www.sunderland.gov.uk/article/23238/Boost-for-council-housing-programme focus on **empty homes** https://www.sunderland.gov.uk/article/25183/Empty-homes-set-to-be-returned-to-use?ccp=true#cookie-consent-prompt ; JV with Velux and igloo 50 homes https://mysunderland.co.uk/article/34665/The-VELUX-Group-and-igloo-Regeneration-enter-partnership-to-create-homes-in-Sunderland ; JV Place first 165 BTR homes https://www.placefirst.co.uk/blog/2025/12/16/placefirst-breaks-ground-on-165home-galleys-view-neighbourhood-in-sunderland-city-centre/ ; JV Karbon Homes Ryhope 75 homes https://www.karbonhomes.co.uk/about-us/media-centre/news/planning-permission-granted-for-75-affordable-homes-in-sunderland/ ; JV Sheepfolds 600 homes Vistry https://benews.co.uk/council-selects-development-partner-for-residential-led-scheme/ ; **company** Siglion https://find-and-update.company-information.service.gov.uk/company/OC394705 **; regeneration** Riverside Sunderland 1000 homes https://riversidesunderland.com/ ; South Sunderland **Growth Area** 3000 homes https://www.mysunderland.co.uk/article/31224/Housing-programme-on-track ; **retrofitting** https://www.sunderland.gov.uk/article/35388/Are-you-eligible-for-funding-to-improve-your-home ; https://www.sunderland.gov.uk/article/35387/Advice-on-energy-efficiency-home-improvements ; https://www.consumer-rights.org/locations/sunderland/ ; *climate change* https://mysunderland.co.uk/media/27384/Sunderland-Low-Carbon-Action-Plan-2022/pdf/oce22135_Sunderland_Low_Carbon_Action_Plan_A4_2022.pdf?m=1722425005297	Y	N	N
Surrey CC (2026)	SE	Y	Y	Y	Y	Y	**JV** with Places for People https://mycouncil.surreycc.gov.uk/ieDecisionDetails.aspx?AIId=26724	Y	N	N
Surrey Heath CC (2026)	SE	Y	Y	Y	N	N	**Council strategy** https://www.surreyheath.gov.uk/sites/default/files/2024-02/Council%20Strategy%202024%20-%202028_0.pdf ; **acquisitions** https://www.surreyheath.gov.uk/sites/default/files/2024-06/Property%20Acquisition%20and%20Disposal%20Strategy_0.pdf ; sale of land for housing https://www.bbc.co.uk/news/articles/c987g0y16jeo ; **masterplan** Camberley masterplan town centre 1500 homes https://www.surreyheath.gov.uk/sites/default/files/2024-11/Camberley%20Town%20Centre%20Strategic%20Vision%20to%202034%20%5B4%20page%20document%5D.pdf ; https://www.getsurrey.co.uk/news/surrey-news/camberley-town-centre-demolition-work-34104233 ; **retrofitting** https://www.surreyheath.gov.uk/climate-change/sustainable-surrey-heath/your-home/energy-use-and-cutting-consumption ; https://www.surreycc.gov.uk/__data/assets/pdf_file/0020/516341/surrey_localretrofitstrategy_2025-28_lr.pdf ; https://www.surreyheath.gov.uk/community/grants-and-funding/community-energy-fund ; **CLT** Chobham https://waughthistleton.com/chobham-village/ ;	N	N	N
Sutton (2026) Company Sutton Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.sutton.gov.uk/council/about-council/ambitious-sutton-2022-2027 ; **housing delivery plan** https://moderngov.sutton.gov.uk/documents/s88087/7a+updated+Sutton+Housing+Partnership+Delivery+Plan+2024+-+2027+1.pdf ; **HRA** https://moderngov.sutton.gov.uk/documents/s94163/8%20supplement%20HRA%20Business%20Plan%2026_7%20-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Design and Build							%2055_6%20final.pdf ; **ALMO** ; **acquisitions** 217 homes from Berkeley group B and Q site which has 1000 homes in total https://www.sutton.gov.uk/housing/housing-and-regeneration/affordable-housing-currently-under-construction/former-bq-site-s106-deal-berkeley-homes ; affordable homes under construction Beech Tree Place 92 homes https://www.sutton.gov.uk/housing/housing-and-regeneration/affordable-housing-currently-under-construction/beech-tree-place-st-nicholas-way ; the Pastures Banstead extend traveller pitches to 23 https://www.sutton.gov.uk/housing/housing-and-regeneration/affordable-housing-currently-under-construction/pastures-80-carshalton-road-banstead ; Carshalton 34 homes Westmead Road https://www.sutton.gov.uk/housing/housing-and-regeneration/affordable-housing-currently-under-construction/71-75-westmead-road; completed developments Thyme House 23 Flats, 75 Woodcote Road - 11 flats, 30-32 Beddington Lane - 4 flats, including a wheelchair adapted unit, and 5 houses, Eagle Chambers - 6 flats, 11 flats, 30-32 Beddington Lane - 4 flats, including a wheelchair adapted unit, and 5 houses; **empty homes** https://www.sutton.gov.uk/housing/information-landlords/empty-properties-and-second-homes ; **ALMO** Sutton Housing Partnership https://www.suttonhousingpartnership.org.uk/ ; **company** Sutton Living Design and Build https://find-and-update.company-information.service.gov.uk/company/11763052 ; **JV** Kajima town centre 740 homes in civic centre site https://www.bdonline.co.uk/news/sutton-council-progresses-plans-for-740-home-town-centre-regeneration/5132335.article , https://www.sutton.gov.uk/housing/housing-and-regeneration ; **JV** Lovells 276 homes Elm Grove https://www.sutton.gov.uk/housing/housing-and-regeneration/elm-grove-estate-regeneration/future-elm-grove; **retrofitting** https://www.sutton.gov.uk/environment/environmental-sustainability/saving-energy-your-home/retrofit ; https://www.sutton.gov.uk/environment/environmental-sustainability/saving-energy-your-home/zero-carbon-retrofit-pilot-energiesprong ; https://www.sutton.gov.uk/environment/environmental-sustainability/saving-energy-your-home ; https://www.sutton.gov.uk/environment/environmental-sustainability/saving-energy-your-home/funding-improve-energy-efficiency-your-home ; climate change https://www.sutton.gov.uk/sites/default/files/downloads-documents/Environment_Strategy_2020.pdf ;			
Swale (2026) Company Swale Rainbow Homes	SE	N	Y	Y	Y	Y	**Council strategy** https://swale.gov.uk/__data/assets/pdf_file/0005/456620/SBC-Corporate-Plan-2023-2027-FINAL.pdf ; **housing strategy** https://swale.gov.uk/your-council/strategies-and-policies/housing-homelessness-strategy ; **acquisitions** 50 home https://www.kentonline.co.uk/sittingbourne/news/we-want-to-buy-your-house-to-help-solve-homeless-crisis-296685/ ; **empty homes** https://swale.gov.uk/housing-council-tax-and-benefits/housing/abandoned-properties ; **urban extension** 2500 homes https://www.maxim-pr.co.uk/news/swale-borough-council-passes-the-duchy ; **company** Swale Rainbow Homes https://find-and-update.company-information.service.gov.uk/company/13338973 , developing 51 affordable homes https://news.swale.gov.uk/news/building-affordable-homes-for-residents; **retrofitting** https://news.swale.gov.uk/news/affordable-solar-systems ; **CLT** Faversham https://fclt.org.uk/ ;	N	N	N
Swindon (2026) Company Swindon Housing Company	SW	Y	Y	Y	Y	T	**Council strategy** https://find-and-update.company-information.service.gov.uk/company/13338973 ; **HRA** https://www.swindon.gov.uk/news/article/1287/plan_approved_to_improve_council_homes_and_services_for_tenants ; **acquisitions** strategy https://www.swindon.gov.uk/downloads/file/11341/housing_policy_-_acquisitions_-_december_2024 ; 66 homes https://www.swindon.gov.uk/news/article/1211/proposal_to_buy_66_brand-new_council_homes_to_be_discussed_by_cabinet ; **company** Swindon Housing Development Co https://www.bbc.co.uk/news/articles/cdd25rqeeygo , https://www.swindon.gov.uk/news/article/1217/five-year_business_plan_to_provide_fresh_impetus_for_councils_housing_company ; **JV** with Barratts for Wichelstowe **urban extension** 3000 homes https://wichelstowe.co.uk/joint-venture-established/ ; **masterplan** New Eastern Villages (NEV) 8,000-12,000 homes https://www.swindon.gov.uk/downloads/download/962/new_eastern_villages_nev_masterplan ; **masterplan** Swindon town centre 8000 homes https://www.swindon.gov.uk/info/20168/town_centre_regeneration/1173/town_centre_regeneration/2 ; **regeneration** by council Marlowe Avenue ; part of OXCAM arc; **retrofitting** https://www.swindon.gov.uk/news/article/1355/multi-million_pound_rollout_of_energy-efficient_measures_to_council_homes_progresses ; https://www.swindon.gov.uk/news/article/1293/more_tenants_to_benefit_from_home_energy_efficiency_improvements ;	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.nsbrc.co.uk/visit-the-centre/new-retrofit-zone/ ; https://mcbains.co.uk/news/swindon-whole-house-retrofit ; **climate change** decarbonisation framework https://www.swindon.gov.uk/Decarbonisationframework ; **CLT** Wiltshire https://www.whitehorsehousing.co.uk/50/Wiltshire-Community-Land-Trust/ ;			
Tameside (2026)	NW/GMCA	N	N	Y	N	Y	**Council strategy** https://www.whitehorsehousing.co.uk/50/Wiltshire-Community-Land-Trust/ ; **housing strategy** https://www.tameside.gov.uk/TamesideMBC/media/tbc/Housing-Strategy-2021-26-01-07-21.pdf ; **acquisition** Ladysmith shopping centre for redevelopment 306 homes https://www.tameside.gov.uk/Newsroom/Articles/Tameside-Council-acquires-Ladysmith-Shopping-centre,-marking-major-milestone-in-Ashton-town-centre-r ; https://www.tamesidecorrespondent.co.uk/2026/05/31/tameside-council-buys-ashton-shopping-centre-earmarked-for-housing/ ; **enabled** 124 homes through an RP https://www.tameside.gov.uk/housing/tameside ; **empty homes** https://www.tameside.gov.uk/housing/empty-to-plenty ; **JV** with Made Partnership garden village Godley Green 2150 homes https://www.godleygreen.co.uk/ , https://www.showhouse.co.uk/2150-home-garden-village-plans-approved-by-tameside-council/news/ ; https://public.tameside.gov.uk/pressreleases/f1030pressreleasestory107.asp?story=5738&keyword= ; **regeneration** police station Hattersley 14 homes https://www.tameside.gov.uk/hattersleyregeneration ; https://www.tamesidecorrespondent.co.uk/2024/11/13/former-tameside-police-station-site-targeted-for-homes-development/#google_vignette ; Droylsden Marina **master plan** 192 homes https://www.manchestereveningnews.co.uk/news/droylsden-marina-housing-plan-triple-34074761 ; Hyde **regeneration** 1000 homes https://www.tameside.gov.uk/Hydetowncentre%20%20 ; Stalybridge regeneration 400 homes https://www.bankfootapam.com/stalybridge-regeneration-scheme-minded-to-grant-following-positive-committee-backing/ ; https://www.tamesidecorrespondent.co.uk/2026/04/16/stalybridge-town-centre-housing-development-given-go-ahead/ ; **urban extension** Godley Green **garden village** 2150 homes https://www.godleygreen.co.uk/ ; **retrofitting** https://www.tameside.gov.uk/energyefficiency/energy-saving-grants-and-funding ; https://www.tameside.gov.uk/helpinghand/energyefficiency/support ; https://www.groundwork.org.uk/greatermanchester/gm-about/our-impact-gm/supporting-people-to-retrofit-their-homes/ ; https://www.findmyhia.org.uk/united-kingdom/ashton-under-lyne/home-improvement-agency/tameside-home-improvement-agency ; https://fundingservice.org.uk/tameside-flex/ ; **climate change** https://tameside.moderngov.co.uk/documents/s118329/ITEM%2010%20-%20Climate%20Change%20and%20Environment%20Strategy%20FINAL.pdf ;	Y	N	N
Tamworth (2026)	WM	N	N	Y	N	Y	**Council strategy** https://www.tamworth.gov.uk/our-vision-and-priorities#lgd-guides__title ; **housing strategy** https://www.tamworth.gov.uk/sites/default/files/housing_docs/housing-strategy.pdf ; **HRA** https://tamworth.moderngov.co.uk/ieDecisionDetails.aspx?AIId=17583 ; **empty homes** https://www.tamworth.gov.uk/housing/private-sector-housing/empty-homes ; **acquisitions** 100 homes https://www.tamworth.gov.uk/council-applies-secure-funding-deliver-more-affordable-homes ; 6 homes https://www.tamworth.gov.uk/six-new-council-homes-ready-welcome-tenants ; empty homes https://www.tamworth.gov.uk/housing/private-sector-housing/empty-homes ; **JV** partner sought for Gungate regeneration 200 homes https://www.tamworth.gov.uk/ambitious-regeneration-programme-delivers-transformed-town-centre-tamworth ; Tamworth town centre **masterplan** 700 homes https://www.tamworth.gov.uk/first-project-fully-complete-tamworth-town-centre-regeneration-programme ; **urban extensions** Anker Valley 2150-4000 homes, Robeys Lane 1370 homes , Browns Lane 210 homes https://www.staffordshire.gov.uk/sites/default/files/2025-09/Anker%20Valley%20Sustainable%20Urban%20Extension%20Transport%20Package%20Appraisal.pdf ; **retrofitting** https://www.tamworth.gov.uk/housing/home-energy-help ; https://www.equans.co.uk/news/tamworth-homes-decarbonised-ps32m-energy-scheme ; https://tamworth.gov.uk/planning-application-submitted-restore-and-renovate-historic-market-street-properties ; **climate change** strategy includes overheating https://www.tamworth.gov.uk/tackling-climate-change-tamworth ;	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Tandridge (2026) Company Gryllus property holdings	SE	Y	Y	Y	Y	Y	**Council strategy** https://tandridge.moderngov.co.uk/documents/s16429/Appendix+A+Corporate+Plan+Action+Plan.pdf ; **housing strategy** https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/HNS/HNS1.pdf **; HRA** https://tandridge.moderngov.co.uk/mgConvert2PDF.aspx?ID=18037 ; **acquisitions** and new homes 100 added to stock https://www.bbc.co.uk/news/articles/c8vd2g7dgdqo ; purchase former CC old persons home for redevelopment for 20 homes https://nextdoor.co.uk/agency-post/england/tandridge/tandridge-council/council-purchases-former-care-home-site-to-build-new-affordable-homes-17592231411769/ ; council housing developments https://www.tandridge.gov.uk/housing/finding-a-home/affordable-housing-developments council depot Hurst Green 22 homes; Lingfield 16 homes, Caterham 16 homes, garages Dormansland 5 homes, Caterham 10 + 20+4 homes, Hurst Green former Methodist Church 12 homes, 16 Hurst Green; completions https://www.tandridge.gov.uk/Portals/0/Documents/Housing/Housing%20options/Apply%20for%20council%20housing/Affordable-housing-completions-data-April-2026.pdf?ver=NKB8-mAs0TyZfi1t15NItw%3d%3d ; **company** Gryllus Property Holdings https://find-and-update.company-information.service.gov.uk/company/10835560 , https://tandridge.moderngov.co.uk/documents/s19408/ISC%20Cover%20Report%20Part%201%20-%20Gryllus%20Business%20Plan%20and%20Performance%20Report%202025-26%20FINAL.pdf ; **garden village** South Godstone 600 homes https://www.bbc.co.uk/news/articles/cp3qg49y1rno ; **Masterplan** Caterham 1300 homes **; retrofitting** https://www.bbc.co.uk/news/articles/cm2xy8emnx1o ; https://tandridge.moderngov.co.uk/documents/s14673/Draft+Housing+Decarbonisation+Strategy.pdf ; **climate change** https://www.tandridge.gov.uk/Portals/0/Documents/Your-council/Climate-Action-Plan-December-2025.pdf?ver=sM6Tbmu1MXTP4h7bIwTGEg%3d%3d ;	N	Y	N
Teignbridge (2026)	SW	Y	Y	Y		N	**Council strategy** https://www.teignbridge.gov.uk/media/8992/teignbridge-district-council-strategy-2020-30.pdf ; **housing strategy** https://democracy.teignbridge.gov.uk/documents/s12322/2%20Draft%20Housing%20Strategy%20v6%20210407%20APPENDIX%20A.pdf ; **acquisitions** Teignbridge 100 programme https://democracy.teignbridge.gov.uk/mgConvert2PDF.aspx?ID=21021 , car park development 23 homes https://news.teignbridge.gov.uk/affordable-housing-development-approved-in-newton-abbot/ ; **empty homes** https://www.teignbridge.gov.uk/housing/home-ownership-and-development/help-with-empty-homes/ ; **Masterplan** Newton Abbott 300 homes https://democracy.teignbridge.gov.uk/documents/s23459/Exec%20Report%20Newton%20Abbot%20Town%20Centre%20Masterplan%204.11.25.pdf ; **garden village** 1800-2050 homes https://storymaps.arcgis.com/stories/93b1ec2af4ab430aaf9fc4217ab48430 ; **retrofitting** https://www.teignbridge.gov.uk/financial-help/energy-savings-and-advice/energy-support/ ; https://www.teignbridge.gov.uk/financial-help/energy-savings-and-advice/warm-homes-local-grant-scheme/ ; https://www.lendology.org.uk/partner/teignbridge-district-council/ ; **climate change** https://www.teignbridge.gov.uk/environmental-health-and-wellbeing/climate-change/climate-change-emergency/reducing-cost-and-carbon-in-your-home-and-business/ ; **CLT** Broadhempston https://broadhempstonclt.com/ ; Christow https://www.housingessex.org/assets/uploads/2024/03/Case-Study-Christow-CLT.pdf ;	N	N	N
Telford and wrekin (2026) Company Nuplace ; Telford and Wreking Homes	WM	Y	Y	Y	Y	Y	**Council strategy** https://www.telford.gov.uk/media/n0zjiksx/telford_and_wrekin_council_plan_2025_update.pdf ; **housing strategy** https://www.telford.gov.uk/media/owmkc4ow/telford_wrekin_council_housing_strategy_2020_25.pdf , https://www.telford.gov.uk/media/x2elisxt/housing-strategy-2025-draft.pdf ; **empty homes** https://www.telford.gov.uk/housing-homeowners-tenants-and-landlords-better-homes-for-all/empty-properties/ ; **company** Nuplace https://www.nuplace.co.uk/info/1/about_nuplace former Phoenix School site 212 homes https://www.nuplace.co.uk/info/4/proposed_developments/42/plans_submitted_for_the_former_phoenix_school_site_manor_road , Brandon Avenue 37 homes https://www.nuplace.co.uk/info/4/proposed_developments/44/brandon_avenue_%E2%80%93_proposed_development , Station	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Quarter 117 homes https://www.nuplace.co.uk/info/7/developments_coming_soon/39/station_quarter_telford ; Telford and Wrekin Homes https://www.nuplace.co.uk/telfordwrekinhomes ; **JV** with Lovell and Wrekin Housing Group low carbon 329 homes https://www.nuplace.co.uk/news/article/50/construction_work_begins_at_wild_walk ; JV St Goerges and Parish Council 13 homes https://www.nuplace.co.uk/info/6/existing_developments/32/the_gower_st_georges ; Wappenshall **Master plan** 3100 homes https://www.telfordandwrekinlocalplan.co.uk/downloads/file/7/wappenshall---masterplan-october-2023 ; **retrofitting** https://www.sustainabletelfordandwrekin.com/what-the-borough-is-doing/future-ready-homes , https://www.wrekin.com/Pages/Handbook-Home-Improvements/improvements-to-your-home ; https://www.telford.gov.uk/housing-homeowners-tenants-and-landlords-better-homes-for-all/affordable-warmth/warm-and-well-telford/ , https://democracy.telford.gov.uk/mgAi.aspx?ID=15464 ; **climate change** https://democracy.telford.gov.uk/documents/s23098/Telford%20Wrekin%20Becoming%20Carbon%20Neutral%20and%20Plastic%20Free%20-%20update%20report.pdf ;			
Tendring (2026)	E	N	Y	N	N	Y	**Housing strategy** https://legacy.tendringdc.gov.uk/sites/default/files/documents/Housing%20Strategy%**202026%20-%202030.pdf** **;** HRA https://tdcdemocracy.tendringdc.gov.uk/documents/s80370/A.2%20Report%20-%20HRA%20Budget%202026-27.pdf **; acquisitions** policy https://legacy.tendringdc.gov.uk/sites/default/files/documents/Acquisitions%20Development%20and%20Disposal%20Policy%20April%202025%20EN%20%28002%29%20%28PFH%27s%20suggested%20amendments%29.pdf ; https://tdcdemocracy.tendringdc.gov.uk/mgIssueHistoryHome.aspx?IId=37625 ; 11 homes Great Bentley https://tdcdemocracy.tendringdc.gov.uk/mgDecisionDetails.aspx?IId=37099&Opt=1 ; new housing development 28 homes Clacton https://www.tendringdc.gov.uk/news/all-new-homes-at-carnarvon-terrace-set-to-be-earmarked-as-social-housing ; Dovercourt 8 homes http://tendringdc.gov.uk/government-funded-projects/victoria-street-social-homes ; small sites 9 homes https://www.tendringdc.gov.uk/content/small-housebuilding-scheme ; **empty homes** https://www.tendringdc.gov.uk/content/empty-homes ; **garden community** JV with Clarion , Colchester and Essex cc 7750 homes https://www.clarionhg.com/about-us/partner-with-us/land-deals , https://www.tendringdc.gov.uk/content/garden-community ; https://www.theplanner.co.uk/2026/03/16/masterplan-lodged-essex-garden-community **; retrofitting** https://legacy.tendringdc.gov.uk/sites/default/files/documents/planning/building%20control/Retrofitting%20Solar%20Panels%20PDF%20V2.pdf ; https://www.tendringdc.gov.uk/content/energy-efficiency **; climate change** https://tdcdemocracy.tendringdc.gov.uk/documents/s71476/A10%20Appendix%20-%20Climate%20Action%20Plan%202024-2027.pdf ; **CLT** Jaywick https://www.tendringdc.gov.uk/content/jaywick-sands-community-land-trust ;	Y	Y	N
Test Valley (2026) Company Valley Housing Ltd	SE	N	Y	Y	Y	Y	**Council strategy** https://www.testvalley.gov.uk/aboutyourcouncil/corporate-plan-2023-2027 ; **housing strategy** https://www.testvalley.gov.uk/about-the-council/council-policies-and-strategies/service-strategies/test-valley-borough-council-s-housing-strategy-2020-2025 ; **empty homes** https://www.testvalley.gov.uk/housing/advise-for-home-owners/empty-properties ; **company** Valley Housing https://find-and-update.company-information.service.gov.uk/company/10157625/officers , https://democracy.testvalley.gov.uk/mgIssueHistoryHome.aspx?IId=17067&Opt=0 ; **masterplan** Andover Town Centre 500 homes https://www.thinkandovertowncentre.co.uk/masterplan ; **retrofitting** https://www.testvalley.gov.uk/planning-services/heritage/a-guide-to-making-historic-buildings-more-energy-efficient ; https://www.testvalley.gov.uk/housing/housing-grants-and-adaptations/home-improvement-grants ; https://www.testvalley.gov.uk/aboutyourcouncil/corporatedirection/environmentandsustainability/net-zero-carbon-advice-note ;	N	N	N
Tewkesbury (2026)	SW	N	N	Y	Y	Y	**Council strategy** https://tewkesbury.gov.uk/about-the-council/council-plan/ ; **housing strategy** https://tewkesbury.gov.uk/services/housing/housing-strategy-and-affordable-housing-development/housing-and-homelessness-strategy/ ; **empty homes** https://minutes.tewkesbury.gov.uk/documents/s52128/Appendix%201%20Empty%20Property%20Strategy.pdf ; **garden communities** plan 10,195 homes https://tewkesbury.gov.uk/garden-communities/plans/ including North Ashchurch former MoD site https://www.northashchurch.com/ ; **JV** partner in Golden Valley development with Cheltenham 2500 homes in development with St	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Modwen https://www.goldenvalleyuk.com/ ; **retrofitting** https://tewkesbury.gov.uk/unlocking-warmer-greener-homes-for-low-carbon-communities/ ; https://tewkesbury.gov.uk/services/community/repf-energyefficiencygrants/ ; https://tewkesbury.gov.uk/wp-content/uploads/2025/03/Low-Carbon-Communities-Final-Report.pdf ; **climate change** https://tewkesbury.gov.uk/climate-change/ ;			
Thanet (2026)	SE	Y	Y	Y	Y	N	**Council strategy** https://www.thanet.gov.uk/info-pages/corporate-plan/ ; **housing strategy** https://www.thanet.gov.uk/services/housing-strategy/ ; **acquisitions** policy 400 homes https://www.thanet.gov.uk/info-pages/acquisitions-for-affordable-housing/ , https://www.thanet.gov.uk/info-pages/acquisitions-for-affordable-housing/ with lettings plan https://democracy.thanet.gov.uk/documents/s95323/Annex%201.pdf ; Local Letting Plan with RPs https://www.thanet.gov.uk/info-pages/local-lettings-plans-for-thanet/ ; HE AHP 51 homes https://www.thanet.gov.uk/info-pages/strategic-housing-developments/ ; new housing development phase 4 49 homes https://www.thanet.gov.uk/info-pages/strategic-housing-new-developments-phase-4/ ; **HRA** https://democracy.thanet.gov.uk/documents/s90068/HRA%20Budget%202025-26%20Council%20-%2027-02-25%20-%20Google%20Docs.pdf ; **empty homes** https://www.thanet.gov.uk/info-pages/report-an-empty-home/ ; **garden village** Shottendine 1600 homes https://www.bbc.co.uk/news/articles/cn8lwq180l5o ; **urban extension** Birchington 1600 homes https://www.planningresource.co.uk/article/1898632/council-narrowly-approves-plan-1600-home-urban-extension-second-attempt ; **retrofitting** https://www.thanet.gov.uk/info-pages/randrprogramme/ ; https://www.thanet.gov.uk/info-pages/home-energy-grants/ ; https://www.thanet.gov.uk/boiler-upgrade-scheme-grants-for-homeowners/ ; **climate change** https://drive.google.com/file/d/1kmdcQxZtNoyatQ3fr_lZSxewNco4fQ-1/view ; **CLT** Thanet Community Land Trust https://find-and-update.company-information.service.gov.uk/company/RS008312 ;	N	Y	N
Three Rivers (2026) Company Three Rivers Homes	E	N	Y	Y	Y	Y	**Council strategy** https://cdn.threerivers.gov.uk/files/2026/03/60827b00-22cd-11f1-97f6-836bdc4934c4-Council%20Plan%202026-2029.pdf?v=2026-03-18T13:21:32.317Z ; **housing strategy** https://moderngov.threerivers.gov.uk/documents/s5889/Housing%20Homelessness%20and%20Rough%20Sleeping%20Strategy%202023-2028.pdf ; **acquisitions** through LAHF https://moderngov.threerivers.gov.uk/documents/s13792/Local%20Authority%20Housing%20Fund%20-%20Round%203.pdf ; **empty homes** https://www.threerivers.gov.uk/services/environmental-health/empty-residential-properties ; **company** Three Rivers Homes https://find-and-update.company-information.service.gov.uk/company/10689139 , **JV** between TRH and Watford Community Housing , **JV** with Clarendon Living 8 homes former Red Cross site https://moderngov.threerivers.gov.uk/documents/s16156/Barton%20Way%20-%20Redevelopment%20Project.pdf; member of Hemel **Garden Communities** - 11,000 homes in total https://www.hemelgardencommunities.co.uk/ ; **retrofitting** https://www.threerivers.gov.uk/news/council-endorses-retrofit-strategy ; https://www.threerivers.gov.uk/news/retrofit-award ; https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living ; https://www.threerivers.gov.uk/news/on-course-for-energy-efficiency ; **climate change** https://cdn.threerivers.gov.uk/files/2024/09/7845e9e0-7cb4-11ef-9d03-87643efc5a63-27%20Sept_CLIMATE%20AND%20EMERGENCY%20SUSTAINABILITY%20FRAMEWORK%20ACCESSIBILITY.pdf ;	Y	N	N
Thurrock (2026) Thurrock Regeneration Ltd	E	Y	Y	Y	Y	Y	**Council strategy** https://democracy.thurrock.gov.uk/documents/s43878/Appendix+1+-+Corporate+Plan+2024-2029.pdf ; **housing strategy** https://www.thurrock.gov.uk/housing-strategies/housing-strategy-2022-2027 **; HRA** https://democracy.thurrock.gov.uk/documents/b20050/Housing+Revenue+Account+-+Rent+Setting+and+Budget+2024-25+Report+21st-Feb-2024+19.00+Cabinet.pdf?T=9 ; **acquisitions** https://democracy.thurrock.gov.uk/ieDecisionDetails.aspx?Id=926 ; council housing developments Teviot Avenue (Aveley)48 homes, complete autumn 2027. Vigerons Way (Chadwell St Mary): garage site 7 homes; Lyndhurst Road (Stanford-le-Hope): 6 homes former garage site, Blackshots Estate (Grays): **d**emolition of three tower blocks https://www.thurrock.gov.uk/news/teviot-avenue-redevelopment/work-starts-on-exciting-development-project-that-will-bring-new ; **empty homes** https://www.thurrock.gov.uk/help-to-improve-your-private-housing/empty-property-scheme ; **company** Thurrock Regeneration Ltd https://www.thurrock.gov.uk/thurrock-regeneration-housing/new-high-quality-housing , https://find-and-update.company-information.service.gov.uk/company/08745616 **; regeneration** Purfleet on Thames 2500-3000 homes	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.thurrock.gov.uk/news/purfleet-on-thames-growth/major-step-forward-for-purfleet%E2%80%91on%E2%80%91thames-regeneration and **JV** with Muse as master developer; urban extension West Horndon 2100-5000 homes https://www.thurrock.gov.uk/public-notices/town-and-country-planning-410 ; **retrofitting** https://democracy.thurrock.gov.uk/documents/s43832/Housing%20Retrofit%20Decarbonisation%20Project.pdf ; https://www.thurrock.gov.uk/help-to-improve-your-private-housing/energy-company-obligation ; **climate change** https://democracy.thurrock.gov.uk/documents/s51291/Enc.%201%20for%20Our%20Revised%20Approach%20to%20Climate%20Change.pdf ;			
Tonbridge and Malling (2026)	SE	N	N	N	N	N	**Council strategy** https://www.tmbc.gov.uk/downloads/file/3299/tmbc-corporate-strategy-2023-2027 ; **housing strategy** https://www.tmbc.gov.uk/housing/housing-strategy-2022-2027 ; **empty homes** https://www.tmbc.gov.uk/news/article/189/council-steps-up-work-on-empty-homes ; **masterplan** Tonbridge town centre 277-400 homes https://www.tmbc.gov.uk/downloads/download/629/tonbridge-town-centre-masterplan , https://www.tmbc.gov.uk/news/article/170/vision-revealed-for-homes-health-and-leisure-in-tonbridge#:~:text=A%20masterplan%20for%20the%20area,walking%20routes%20and%20a%20hotel. ; **retrofitting** https://www.tmbc.gov.uk/housing/energy-efficiency ; https://www.tmbc.gov.uk/news/article/148/thermal-imaging-camera-to-help-residents-improve-energy-efficiency ; **climate change** https://www.tmbc.gov.uk/climate-change ;	N	N	N
Torbay (2026) Company TDA Group	SW	Y	Y	Y	Y	Y	**Council strategy** https://www.torbay.gov.uk/council/policies/corporate/corporate-plan/#_Toc160183332 ; **housing strategy** https://www.torbay.gov.uk/council/policies/community-safety/housing-strategy/ ; hotels to homes 3 schemes 51 homes funded from Devon and Torbay Devolution deal https://www.torbay.gov.uk/news/pr9303/ ; housing delivery plan https://www.torbay.gov.uk/DemocraticServices/documents/s160767/Torbay%20Housing%20Delivery%20Plan.pdf ; **acquisition** of 18 homes and land for 14 homes https://www.bbc.co.uk/news/articles/cde3w1xne7wo ; Torquay Union Sq; **empty homes** https://www.torbay.gov.uk/housing/empty-homes/ ; **masterplan** 100 homes **JV** Willmott Dixon https://www.torbay.gov.uk/leisure-sports-and-community/regeneration/union-square/ ; Victoria Centre Paignton 200 homes https://www.torbay.gov.uk/leisure-sports-and-community/regeneration/garfield-road/ ; Brixham central car park 70 homes https://www.torbay.gov.uk/leisure-sports-and-community/regeneration/central-car-park/ ; **company and RP** Torvista Homes part of TDA Group https://torvistahomes.co.uk/ , https://find-and-update.company-information.service.gov.uk/company/10960992/officers ; **urban extension** Edginswell 550 homes https://www.torbay.gov.uk/news/pr8239/ ; **retrofitting** https://www.torbay.gov.uk/news/pr9479/ ; https://www.torbay.gov.uk/news/pr8911/ ; https://www.torbay.gov.uk/housing/landlords/energy-efficiency/eco-flex/ ; **climate change** https://www.torbay.gov.uk/council/climate-change/torbay-council-climate-change-action-plan/torbay-council-climate-change-action-plan-2024-2026/ ;	Y	N	Y
Torridge (2026)	SW	N	N	Y	Y	N	**Housing strategy** https://democracy.torridge.gov.uk/documents/s33050/15a%20-%20Housing%20Strategy%20-%20Full%20Council%20Draft%20-%20Appendix%201.pdf ; **acquisitions** 5 homes for TA https://www.devonlive.com/news/devon-news/nearly-1m-boost-torridge-housing-10228518 ; sale of goods depots https://www.torridge.gov.uk/article/22430/Former-Council-Depots-for-Auction ; **empty homes** https://www.torridge.gov.uk/article/16572/There-is-an-abandoned-property-in-my-street-causing-issues-what-can-the-council-do-about-it ; **masterplan** Bideford 312 homes https://www.torridge.gov.uk/article/22439/Bideford-Regeneration-Board-launches-masterplan-for-Bideford-and-calls-for-local-people-to-get-involved-to-help-make-it-happen ; Bideford West **urban extension** 750 homes; **retrofitting** https://www.torridge.gov.uk/article/22421/Torridge-residents-starting-to-feel-the-benefits-of-1-5-million-Westward-Housing-grant-to-improve-energy-efficiency , https://www.torridge.gov.uk/article/17656/Energy-Efficiency-Advice ;	N	N	N
Tower Hamlets (2026)	L/G LA	Y	Y	Y	Y	Y	**Council strategy** https://www.towerhamlets.gov.uk/lgnl/community_and_living/community_plan/strategic_plan.aspx ; target 1000 affordable homes pa; **housing strategy** https://www.towerhamlets.gov.uk/lgnl/housing/housing_statements_and_strateg/Housing-Strategy-2026-2036.aspx , https://talk.towerhamlets.gov.uk/uploads/c7bcc704-842b-45c8-8d8c-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Company Tower Hamlets Homes							fd36f2ca92c1/files/file/content/163c1654-81d1-415d-b9ce-4088581b8c30/HousingStrategy_v5.pdf?Expires=1775608665&Signature=I-grLZnCdsUruIQbSnd~4e2f3zS13c6z~wHCTR0gLXa7xW83tI3c5oiaXLZsYlVS3EsGYpMKT2lFF6ueMF1ZkKNgyjzznmDHMWWyu0REBuOrMfP~N4uuA7zMQblG-zULYWdH~Jnpiue6nXETIQxgZsF2A30xPHS~Rm5dDkq6Hlx-VRoKnWv-8dTSJc-pOrfUZQgc29hVyB7J1beNRvteUzNm6gE3y89YmByA18c6wboEEX~clVa2APEJocoAEI~TdMtlxLbe54i-MkdCL7v-A7Ep9006uzDXWy-4UfqeWCdiZXS0J-HKI-C4KPjTq9H24rZ9hJgfovsxpSlybrcTdQ__&Key-Pair-Id=K33PCIBF60FT3I ; **HRA** https://www.towerhamlets.gov.uk/lgnl/housing/housing_statements_and_strateg/housing_revenue_account_busine.aspx ; **acquisitions** new build 329 homes https://democracy.towerhamlets.gov.uk/documents/s267009/New%20Build%20Block%20Acquisition%20Programme.pdf , 15 new homes acquired Byron St https://democracy.towerhamlets.gov.uk/mgIssueHistoryHome.aspx?IId=158487 ; acquired 137 former RTB homes https://www.facebook.com/towerhamletscouncil/posts/our-buy-back-programme-is-delivering-real-results-for-our-residents-for-2526-we-/1431627668988509/ ; 3332 homes to be built by council on 37 council owned sites include redeveloped council offices https://www.insidehousing.co.uk/news/green-light-for-plans-to-build-social-housing-on-ex-tower-hamlets-council-office-site-93019 https://www.towerhamlets.gov.uk/News_events/2026/February/Tower-Hamlets-to-invest-609m-in-its-council-homes.aspx ; **empty r** https://www.towerhamlets.gov.uk/lgnl/housing/Private-tenants-landlords-and-homeowners/Empty-homes.aspx ; **company** Tower Hamlets Homes **ALMO** https://www.linkedin.com/company/tower-hamlets-homes/?originalSubdomain=uk ; **JV** Vistry 407 homes https://www.towerhamlets.gov.uk/News_events/2026/May/Major-milestone-reached-for-Tower-Hamlets'-flagship-regeneration-scheme.aspx ; JV Berkeley 223 affordable homes https://www.berkeleygroup.co.uk/news-and-insights/news-and-features/2026/berkeley-and-tower-hamlets-deal-to-deliver-223-affordable-homes?utm_source=google&utm_medium=organic&utm_campaign=019076_seo_sweepup ; **masterplan** 10,000 homes at South Poplar and Billingsgate to the north of Canary Wharf https://www.towerhamlets.gov.uk/News_events/2026/March/Tower-Hamlets-moves-to-unlock-52000-home-pipeline.aspx ; **retrofitting** https://www.towerhamlets.gov.uk/News_events/2026/June/Tower-Hamlets-launches-520m-tender-programme-to-modernise-homes-and-boost-building-safety.aspx ; https://www.towerhamlets.gov.uk/lgnl/environment_and_waste/Sustainability/Tower_Hamlets_Energy/Residential-Energy-Efficiency-Programme.aspx ; https://www.towerhamlets.gov.uk/lgnl/environment_and_waste/Sustainability/Tower_Hamlets_Energy/Carbon-Reduction-Community-Grants-Programme.aspx ; **climate change** https://democracy.towerhamlets.gov.uk/mgConvert2PDF.aspx?ID=165906 ; **CLT** St Clements https://www.londonclt.org/st-clements ;			
Trafford (2026) Company Trafford Developments	NW GM CA)	N	N	Y	Y	Y	**Council strategy** https://www.trafford.gov.uk/sites/default/files/2026-05/Corporate%20plan.pdf ; **housing strategy** https://www.trafford.gov.uk/sites/default/files/2025-08/Trafford-Council-Housing-Strategy.pdf ; empty homes https://www.trafford.gov.uk/housing/empty-homes ; **JV** with FEC and GMCA to redevelop Police HQ 1200 homes http://trafford.gov.uk/news/2026/second-consultation-launched-plans-1200-homes ; **company** Trafford Developments https://www.trafforddevelopments.co.uk/about , https://find-and-update.company-information.service.gov.uk/company/08232910 , Williams row 5 homes https://www.trafforddevelopments.co.uk/williams-row ; Ortus Gardens 9 homes https://www.trafforddevelopments.co.uk/ortus-gardens ; Lacy St 53 homes https://www.trafforddevelopments.co.uk/lacy-street ; **redevelopment** of courts by Trafford Developments 84 homes https://www.trafford.gov.uk/news/2026/affordable-homes-shared-ownership-former-courts-site-go-sale; **JV** with L&Q Homes for Trafford https://homesfortrafford.co.uk/ ; 147 homes also with Lovells https://www.lqgroup.org.uk/media-centre/news/construction-starts-on-major-regeneration-project-in-trafford ; completed schemes Trafford Gardens 33 affordable homes and 116 homes for sale; Warwick Road South – 80 affordable apartments, Railway Street, Altrincham – 28 apartments, Shawe Road, Urmston - 12 one-bed apartments for homeless households in Trafford under the Rough Sleeping Accommodation Programme, Trafford Waters Care Home – this is a specialist care home facility comprising 85 en-suite rooms, Some major schemes under construction, totalling 937 homes, include: Lumina Village – 639 residential units on a site promoted by the JV between the Council and Bruntwood, Plot 2 Trafford Waters – 83 affordable apartments. Former Royal Canal works, Edge Lane – 51 dwellings, Masonic Hall and Police Station, Tatton Road, Sale – 30 units (20 apts, 10 houses), Christie Road Stretford - 50 apartments and	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							ten houses. Sites with a recent planning consent - or resolution to grant: Great Stone, Road Stretford - 228 dwellings, Trafford Wharf Road, Trafford Park - 382 dwellings (Use Class C3), purpose-built student accommodation comprising 412 bedrooms New Street, Altrincham - 24 dwelling houses and 64 apartments. . https://www.trafford.gov.uk/news/2026/thousands-new-homes-transforming-borough-trafford ; **masterplan** New Carrington 5000 homes https://www.trafford.gov.uk/planning/planning-policy-and-strategy/masterplans-and-strategic-sites/new-carrington-masterplan ; masterplan Davenport Green Timperley Wedge 2500 homes https://www.trafford.gov.uk/planning/planning-policy-and-strategy/masterplans-and-strategic-sites/davenport-green-timperley-wedge ; **MUFC** development 15000-17000 homes https://www.manutd.com/en/news/man-utd-welcomes-greater-manchester-growth-plan-announced-on-20-nov-2025 , https://www.trafford.gov.uk/news/2026/trafford-council-welcomes-major-milestone-mufc-stadium-plans , **MDC** https://www.trafford.gov.uk/news/2026/old-trafford-regeneration-mayoral-development-corporation-officially-launched ; **retrofitting** https://democratic.trafford.gov.uk/mgAi.aspx?ID=40248 ; https://www.trafford.gov.uk/news/2025/major-step-forward-huge-trafford-heat-network-project-procurement-under-way ; https://gmca.retrofitportal.org.uk/ ; https://www.trafford.gov.uk/planning-and-building-control/building-control/advice-your-home-improvement-project ; **climate change** https://www.trafford.gov.uk/sites/default/files/2025-11/Carbon-Neutral-Action-Plan%20%281%29.pdf			
Tunbridge Wells (2026)	SE	Y	Y	Y	Y	N	**Council strategy** https://tunbridgewells.gov.uk/__data/assets/pdf_file/0003/506109/Strategic-Plan-2024-2032.pdf ; **acquisitions** https://tunbridgewells.gov.uk/news/2023/july/working-to-purchase-local-authority-housing-fund-homes ; **empty homes** https://tunbridgewells.gov.uk/housing/private-sector-housing/empty-homes ; Tunbridge Wells town centre **masterplan** 200 homes https://tunbridgewells.gov.uk/__data/assets/pdf_file/0011/462854/Draft-Royal-Tunbridge-Wells-Town-Centre-Plan-Vision-2040.pdf ; **regeneration** Royal Victoria Place 100 homes https://tunbridgewells.gov.uk/business-portal/royal-victoria-place/royal-victoria-place-shopping-centre-redevelopment ; r**etrofitting** https://tunbridgewells.gov.uk/housing/energy-advice/save-energy ; https://tunbridgewells.gov.uk/housing/private-sector-housing/grants-for-housing-adaptations ; https://tunbridgewells.gov.uk/__data/assets/pdf_file/0003/243930/7F929CF9324B59F2E0531401A8C06987_Energy_efficiency_guidance_final_January_2019.pdf **; climate change** https://twbcclimateaction.co.uk/wp-content/uploads/2025/07/Borough-Climate-Change-Strategy-FINAL.pdf ; **CLT** Frittenden https://www.frittendenclt.org.uk/ ;	N	N	N
Uttlesford (2026)	E	Y	N	Y	N	N	**Housing strategy** https://www.uttlesford.gov.uk/media/1454/Housing-Strategy-2021-2026/pdf/Housing_Strategy_2021-2026A.pdf?m=1638792354103 ; **acquisitions** 14 homes in Dunmow https://www.uttlesford.gov.uk/article/10057/Council-s-3m-investment-brings-affordable-housing-boost-to-Great-Dunmow ; 2 homes https://uttlesford.moderngov.co.uk/ieDecisionDetails.aspx?AIId=15663 ; **empty homes** https://www.uttlesford.gov.uk/article/5338/Empty-homes ; **HRA** https://uttlesford.moderngov.co.uk/documents/s38555/Appendix%20G%20-%20Housing%20Revenue%20Account%20Budget%202025-26.pdf ; companies closed; **retrofitting** https://www.uttlesford.gov.uk/article/5772/Energy-efficiency-and-historic-buildings ; https://www.uttlesford.gov.uk/article/9305/Get-help-with-making-energy-saving-improvements-to-your-home-ECO4 ; https://uttlesfordgreenparty.org.uk/green-future-warm-homes ; **climate change** https://www.uttlesford.gov.uk/article/5000/Climate-change-and-biodiversity ; **CLT** Thaxted https://www.thaxtedclt.org/	N	Y	N
Vale of White Horse (2026)	SE	N	E	N	N	N	**Council strategy** https://www.southandvale.gov.uk/app/uploads/sites/3/2025/11/VOWH-COUNCIL-PLANS-211025.pdf ; **housing strategy** https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/housing/housing-delivery-strategy ; jt with South Oxon https://www.southandvale.gov.uk/app/uploads/sites/2/2026/04/Housing-Delivery-Strategy-2022-28.pdf ; a**cquisitions** strategy https://whitehorsedc.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=38183 ; **empty homes** https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/housing/empty-homes/ ; Dalton Barracks **Garden Village** 5250 homes https://daltonbarracks.com/ ; Didcot **Garden Town** 15000 homes https://democratic.whitehorsedc.gov.uk/documents/s63287/Appendix+6+-+DGT+jobs+homes+open+space+localism.pdf ; **retrofitting** https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/action-	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							on-climate-and-nature/what-you-can-do-to-help-tackle-climate-change/retrofitting-your-home/ ; https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/planning-permission-how-it-works/do-you-need-planning-permission-for-retrofitting/ ; https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/housing/help-with-improving-your-home/ ; **climate change** https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/action-on-climate-and-nature/ ; **CLT** Oxfordshire https://www.whitehorsedc.gov.uk/housing-2/vale-gives-more-than-300000-to-build-affordable-homes-in-the-district/ ;			
Wakefield (2026)	WM/WYCA	Y	Y	Y	Y	Y	**Council strategy** https://mg.wakefield.gov.uk/documents/s127435/Final+version+of+Corporate+Plan+8.1.24.pdf ; **housing strategy** https://www.wakefield.gov.uk/housing/our-housing-priorities/wakefield-housing-plan-2026-to-2029 **; empty homes** https://www.wakefield.gov.uk/housing/information-for-homeowners-and-empty-properties ; **JV** with Vico Homes https://www.wakefield.gov.uk/your-district/site-for-new-apartments-for-vico-homes-residents-confirmed ; sale of council land for 80 affordable homes https://www.wakefield.gov.uk/your-district/cabinet-to-support-plans-for-100-affordable-housing-development-at-city-fields ; **JV** predevelopment agreement with Muse for 2500 homes https://museplaces.com/stories/pre-development-agreement-with-wakefield-council-to-progress-city-centre-regeneration-plans/ ; disposal to Yorkshire Choice ; Homes for 80 affordable https://www.placeyorkshire.co.uk/wakefield-set-to-approve-city-fields-disposal/ **; urban extensions,** City Fields 2500 homes https://mg.wakefield.gov.uk/documents/s136940/HOUSING%20-%20City%20Fields%20land%20disposal%20Phase%206a%20Cabinet%20Report%20FINAL.pdf **,** Featherstone 1000 homes, Knottingley and Ferry Bridge 2600 homes https://mg.wakefield.gov.uk/documents/s127149/Appendix%201%20-%20Knottingley%20Design%20Code%20Final%20Issue2023-compressed.pdf **; regeneration** The Ridings 1000 homes https://www.wakefield.gov.uk/your-district/once-in-a-generation-landmark-project-set-to-completely-reshape-wakefield-city-centre ; **masterplan** Cathedral Quarter 1000 homes https://mg.wakefield.gov.uk/documents/s136619/06140_Masterplan%20SRF%20Wakefield%20-%20CQ_260206%20smaller%20version.pdf ; masterplan Knottingly 2600 homes https://www.wakefield.gov.uk/regeneration/the-towns/knottingley-and-ferrybridge/the-knottingley-masterplan ; masterplan Castleford 4500 homes https://www.wakefield.gov.uk/regeneration/the-towns/castleford/the-castleford-masterplans/ ; disposal of City Fields regeneration area 2500 homes https://mg.wakefield.gov.uk/documents/s135722/City%20Fields%20land%20disposal%20Phase%204aCabinet%20Report%20Final.pdf ; **retrofitting** https://www.wakefield.gov.uk/housing/saving-energy/home-energy-retrofit-offer-scheme ; https://www.wakefield.gov.uk/your-district/council-launches-new-scheme-to-provide-free-home-energy-improvements ; https://www.wakefield.gov.uk/housing/saving-energy/help-with-home-energy-improvements/ ; https://www.wakefield.gov.uk/your-district/how-home-energy-schemes-have-been-helping-residents-in-the-district **; climate change** https://www.wakefield.gov.uk/media/ktzhxjb2/wakefield-climate-change-action-plan-ccap.pdf ;	Y	N	N
Walsall (2026)	WM/WMCA	N	Y	N	N	Y	**Council strategy** https://go.walsall.gov.uk/sites/default/files/2025-01/109321%20Full%20Council%20Plan%202025-2029%2020%20Jan%2025_0.pdf ; **housing strategy** https://go.walsall.gov.uk/sites/default/files/2022-08/Housing%20Strategy%202020-2025.pdf ; **acquisition** CPO land for housing https://go.walsall.gov.uk/newsroom/watch-space-willenhall-second-site-acquired-walsall-council ; https://go.walsall.gov.uk/newsroom/council-acquires-first-derelict-building-willenhall-development-moves-step-closer ; **empty homes** https://go.walsall.gov.uk/housing/information-landlords/reporting-empty-homes ; **JV** Keepmoat fro development in Willenhall https://go.walsall.gov.uk/newsroom/bold-new-future-willenhall-walsall-council-and-keepmoat-homes-unveil-plans-locksmiths ; agreement with whg HA to deliver affordable homes on small sites https://www.whg.uk.com/whg-and-walsall-council-sign-landmark-agreement-to-deliver-more-affordable-homes-in-walsall/ ; JV with Anthem Lovell - whg and Lovells 252 homes https://newhomes.lovell.co.uk/news/major-housing-transformation-underway-at-walsall-factory-site/ ; **masterplan/regeneration** Walsall town centre 400 homes https://newhomes.lovell.co.uk/news/major-housing-transformation-underway-at-walsall-factory-site/ ;	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Willenhall Framwork 500 homes https://go.walsall.gov.uk/business/regeneration-and-investment/willenhall-framework ; **urban extensions** Calderfields Golf and Country Club: over 2,000 homes. Brownhills (Home Farm): 1,200 new homes. Streetly 655 homes, plus proposals for a new primary school and local health centre; **retrofitting** https://go.walsall.gov.uk/newsroom/walsall-council-partners-switch-together-support-greener-home-upgrades ; https://go.walsall.gov.uk/housing/saving-energy/warm-homes-local-grant-funding ; https://go.walsall.gov.uk/newsroom/walsall-estate-set-become-one-uks-first-net-zero-neighbourhoods ; **climate change** https://go.walsall.gov.uk/sites/default/files/2025-05/Walsall%20Net%20Zero%202041%20Strategy.pdf ;			
Walth forest (2026) Company 60 Bricks	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.walthamforest.gov.uk/media/7911 ; **housing strategy** https://www.walthamforest.gov.uk/sites/default/files/2024-04/Waltham%20Forest%20Housing%20Strategy%202024%20to%202029_0.pdf ; **HRA** https://www.civico.net/walthamforest/13601-Cabinet ; **acquisition** https://www.walthamforest.gov.uk/stories/acquisition-mission-turning-old-homes-new ; 81 homes from Countryside Homes https://www.insidehousing.co.uk/news/london-council-to-flip-market-homes-to-affordable-after-no-viable-offers-96505 ; **empty homes** https://www.walthamforest.gov.uk/housing/private-sector-housing/empty-properties ; council new build Hepworth Place 57 homes https://www.walthamforest.gov.uk/stories/new-social-homes-waltham-forest-residents-hepworth-place-walthamstow ; Homebase site 583 homes https://www.walthamforest.gov.uk/stories/making-great-places-live-walthamstow ; Wood Street 67 homes https://www.haworthtompkins.com/news/new-affordable-homes-for-waltham-forest ; **JV** Hill Group 83 homes https://www.walthamforest.gov.uk/regeneration-and-growth/regeneration-projects-and-developments/regeneration-walthamstow/priory-court-walthamstow ; JV Norse Group https://norseconsulting.co.uk/projects/evolve/ ; **housing compact** with HAs https://www.walthamforest.gov.uk/sites/default/files/2024-05/Waltham%20Forest%20Housing%20Compact%202024%20to%202029.pdf ; **masterplan** Town Hall 433 homes https://gortscott.com/projects/waltham-forest-town-hall-masterplan ; **regeneration** Whipps Cross hospital 1500 homes https://www.walthamforest.gov.uk/regeneration-and-growth/regeneration-projects-and-developments/regeneration-leytonstone/whipps-cross-hospital-development , Lea Bridge Station regeneration 1500 homes https://www.walthamforest.gov.uk/regeneration-and-growth/regeneration-projects-and-developments/regeneration-lea-bridge/lea-bridge-station-sites ; regeneration The Mall 500 homes https://www.walthamforest.gov.uk/regeneration-and-growth/regeneration-projects-and-developments/regeneration-walthamstow/17-and-central-mall-redevelopment-walthamstow ; **company** 60 Bricks 300 homes https://find-and-update.company-information.service.gov.uk/company/10593957 , https://www.walthamforest.gov.uk/housing/council-housing-regeneration/sixty-bricks ; **retrofitting** https://www.walthamforest.gov.uk/housing/energy-efficiency/retrofit-advice , https://talk.walthamforest.gov.uk/retrofit-resources ; https://www.walthamforest.gov.uk/stories/retrofit-provides-major-energy-efficiency-boost-tenants ; https://www.futureoflondon.org.uk/networks/health-and-housing/housing-climate-change-and-health-equity/how-a-waltham-forest-pilot-created-a-healthier-home/ ; **climate change** https://www.walthamforest.gov.uk/get-involved/climate-change/climate-action-plan ; **CLT** https://forestclt.org/	Y	Y	N
Wandsworth (2026)	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.wandsworth.gov.uk/media/oz1ex203/wandsworth_corporate_plan_2022_2026.pdf ; **housing strategy** https://wandsworth.gov.uk/media/1d5fwvr0/housing_and_homelessness_strategy_2023_2028.pdf ; **HRA** https://www.wandsworth.gov.uk/news/news-january-2026/wandsworth-invests-in-communities-with-major-housing-expansion/, Homes for Wandsworth 1000 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/ completed developments 8 homes Colson Way https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/completed-building-work/colson_way_sw16_1sf/ ; Gerard House on former One O'clock club 18 homes https://www.wandsworth.gov.uk/housing/housing-regeneration-projects/alton-regeneration/about-alton-regeneration/alton-completed-projects/fontley-way/ ; 106 Homes Randall Close https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/completed-building-work/randall-close-sw11/ Putney Vale estate 14 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/completed-building-work/stroud-crescent-putney-vale-sw15/	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							9 homes Beaumont Rd https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/completed-building-work/whitlock-drive/ ; under construction Allders garages 34 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/the-alders-garages-aldrington-road/ , Arnal Crescent 4 homes on former hard standing https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/land-east-of-59-arnal-crescent/ ; Bessborough Rd garages 8 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/bessborough-road-garages/ ; Eastwood North garage site 12 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/eastwood-north-estate-roehampton-sw15/ ; Eastwood South 7 homes on garage site https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/eastwood-south-estate-roehampton-sw15/ Farnborough Rd garages 38 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/farnborough-house-garages/ ; estate regeneration Garratt Lane 113 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/garratt-lane-development/ Waterman St garages 4 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/the-platts-sw15/ Salter St garages 6 homes ; https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/salter-house-garages-streatham-park-estate-sw16/ planning approved Ackroydon East Estate, SW19, Balham Hill Estate (East), SW12, Balham Hill Estate (West), SW12,Cortis Road, SW15. Hayward Gardens, SW15, Innes Gardens, SW15, Skeena Hill, Whitnell Way, SW15; JV Taylor Wimpey dissolved 2025 https://www.wandsworth.gov.uk/news/2025-news/news-january-2025/statement-on-the-winstanley-and-york-road-regeneration-joint-venture/ ; **empty homes** https://www.wandsworth.gov.uk/housing/private-housing/private-housing-tenants/report-an-empty-home/ ; **JV** with Battersea Power Station 200 homes https://www.wandsworth.gov.uk/news/2025-news/news-november-2025/wandsworth-council-and-battersea-power-station-mark-next-chapter-with-new-council-homes-partnership/ ;Clapham Junction **masterplan** 3000 homes https://www.google.com/search?q=clapham+junction+masterplan+how+many+homes&rlz=1C1RXMK_en-GBGB1182GB1184&oq=clapham+junction+masterplan+how+many+homes&gs_lcrp=EgZjaHJvbWUyBggAEEUYOTIHCAEQIRigATIHCAIQIRigATIHCAMQIRigATIHCAQQIRiPAtIBCTEwOTE2ajBqN6gCALACAA&sourceid=chrome&ie=UTF-8 ; https://www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-neighbourhood-regeneration-plan/winstanley-york-road-estates-masterplan/ ; central Wandsworth masterplan 620 homes ; regeneration Nine Elms 18,500 homes https://www.wandsworth.gov.uk/business-and-licensing/regeneration-projects/nine-elms/ ; Roehampton **regeneration** 650 homes https://www.wandsworth.gov.uk/housing/housing-regeneration-projects/alton-regeneration/ ; **retrofitting** https://www.wandsworth.gov.uk/retrofit-glossary/ ; **climate change** https://www.wandsworth.gov.uk/media/6769/wandsworth_environment_and_sustainability_strategy_2019_30.pdf ; Earlsfield **CLT** https://www.earlsfieldcommunitylandtrust.org/			
Warrington (2026) Company Incrementum	NW	Y	Y	Y	Y	Y	**Council strategy** https://www.warrington.gov.uk/sites/default/files/2025-09/Corporate%20Strategy%202025-2029%20%20A%20Plan%20for%20the%20Borough.pdf ; **housing strategy** https://www.warrington.gov.uk/housing-strategy ; **empty** homes https://www.warrington.gov.uk/unoccupied-properties ; **empty homes** https://www.wandsworth.gov.uk/housing/private-housing/private-housing-tenants/report-an-empty-home/ ; **company** Incrementum https://incrementumhousing.co.uk/ , Sycamore 92 homes, https://incrementumhousing.co.uk/sycamore ; Foxwood 69 homes https://incrementumhousing.co.uk/foxwood ; **JV** Wire regeneration https://find-and-update.company-information.service.gov.uk/company/08756575 ; **masterpla**n town centre 8000 homes https://www.warrington.gov.uk/town-centre-masterplan including for Bank Quay https://www.warrington.gov.uk/news/warrington-unveils-vision-transformed-bank-quay ; **urban extension** 4200 homes supported by HE https://www.gov.uk/government/news/homes-england-completes-strategic-land-acquisition-to-create-the-agencys-largest-housing-led-development-site-in-the-north-of-england ; **retrofitting** https://www.warrington.gov.uk/warm-homes-local-grant ; https://www.warrington.gov.uk/Switch-Together-Solar ; https://cheshireandwarrington.com/media/fs0ntsra/final-version-domestic-retrofit-cheshire-and-warrington-report-final-version-090424-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							1-1.pdf ; **climate change** https://www.warrington.gov.uk/sites/default/files/2023-08/Climate%20Emergency%20Action%20Plan%202023.pdf ;			
Warwick (2026) Company Milverton Homes	WM	N	Y	Y	Y	Y	**Council strategy** https://www.warwickdc.gov.uk/downloads/file/8209/corporate_strategy_warwick_2030 ; **Housing strategy** https://www.warwickdc.gov.uk/info/20233/housing_advice_and_homelessness/1672/homelessness_and_rough_sleeping_strategy ; **HRA** https://www.warwickdc.gov.uk/news/article/1410/council_sets_out_plans_to_improve_housing_stock_and_services ; redevelopment of former school sites https://www.warwickdc.gov.uk/news/article/1272/council_takes_next_steps_to_develop_affordable_homes_on_former_school_sites_in_kenilworth ; **acquisitions** s106 248 homes Crewe Lane, the Paddocks 17 homes , 54 homes Leamington Spa ; https://www.warwickdc.gov.uk/info/20848/housing_developments/1848/new_housing_developments ; **empty homes** https://www.warwickdc.gov.uk/info/20163/private_housing/182/empty_properties ; **company** Milverton Homes https://find-and-update.company-information.service.gov.uk/company/13123477 ; **JV** Milverton Homes and Vistry ; https://kenilworth.nub.news/news/local-news/councils-housing-developer-takes-over-properties-at-new-kenilworth-housing-estate-219432 ; **masterplan** Kings Hill 4000 homes https://www.warwickdc.gov.uk/info/20376/planning_policy/2063/kings_hill_masterplan_and_design_code_spd **urban extension** 4500 homes https://www.warwickdc.gov.uk/downloads/file/4685/design_guidance_for_the_strategic_urban_extension_south_of_royal_leamington_spa_and_warwick; **retrofitting** https://www.warwickdc.gov.uk/info/20860/energy_efficiency_at_home/2031/grants_for_retrofitting_your_home ; https://www.warwickdc.gov.uk/info/20860/energy_efficiency_at_home/2031/grants_for_retrofitting_your_home/2 ; https://www.warwickdc.gov.uk/news/article/1452/free_energy_efficiency_measures_available_for_private_properties ; https://www.warwickdc.gov.uk/info/20468/sustainability_and_climate_change/1439/energy_efficiency_at_home ; **climate change** https://www.warwickdc.gov.uk/info/20468/sustainability_and_climate_change ;	Y	Y	N
Warwickshire CC (2026) Company WPDG	WM	Y N	Y	Y	Y	Y	**JV** with Vistry Develop Warwickshire 71 homes https://www.warwickshire.gov.uk/news/article/7665/landmark-warwickshire-housing-development-completes-with-all-homes-sold ; objective 2000 homes; 15 homes https://www.warwickshire.gov.uk/news/article/6086/warwickshire-county-council-champions-sustainable-housing-with-develop-warwickshire ; **company** Warwickshire Property and Development Group Ltd (WPDG) https://www.warwickshire.gov.uk/organisational-structure/companies-owned-council	Y	N	N
Watford (2026)	E	Y	Y	Y	Y	Y	**Council strategy** https://www.watford.gov.uk/downloads/file/1143/wbc-council-plan-2022-2026 ; housing strategy https://www.watford.gov.uk/housing/housing-policies-strategies-1/9 ; **JV** Riverwell with Kier https://www.watford.gov.uk/news/article/926/riverwell-celebrates-another-milestone-as-new-single-family-housing-phase-confirmed 1000 home regeneration of which 630 homes delivered ; JV with Mace for Town Hall Quarter 400 homes https://www.watford.gov.uk/news/article/786/watford-council-s-cabinet-to-consider-joint-venture-to-deliver-town-hall-quarter-transformation , https://www.investhertfordshire.com/investment-sites/development-sites/watford-town-hall-quarter/ ; **regeneration** Watford Gateway 2718 homes https://ukpropertyforums.com/key-scheme-submitted-at-watford-gateway/ ; **retrofitting** https://www.watford.gov.uk/sustainable-watford/downloads/file/14/retrofit-framework ; https://www.watford.gov.uk/news/article/1011/watford-borough-council-and-morgan-sindall-win-retrofit-award-for-landmark-watford-colosseum-transformation ; https://www.watford.gov.uk/news/article/796/hertfordshire-unites-behind-first-retrofit-strategy-to-improve-home-energy-efficiency ; https://www.watford.gov.uk/your-community/green-energy-schemes-grants/4 ; **climate change** https://www.watford.gov.uk/sustainable-watford/downloads/file/17/summary-environmental-strategy ;	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Waverley (2026)	SE	Y	Y	N	N	N	**Council strategy** https://www.waverley.gov.uk/portals/0/documents/services/council-information/about-waverley-borough-council/wbc%20-%20corporate%20strategy%202024_v6.pdf **; housing strategy** https://www.waverley.gov.uk/portals/0/documents/services/housing/housing-enabling/healthy-homes-2025-2028-waverley-borough-council-housing-strategy-v6.pdf ; **HRA** https://modgov.waverley.gov.uk/mgConvert2PDF.aspx?ID=62020 ; **acquisitions** 12 homes https://www.waverley.gov.uk/council-updates/read-our-latest-news/waverley-borough-council-takes-ownership-of-12-new-affordable-homes-in-godalming ; 3 homes https://modgov.waverley.gov.uk/ieDecisionDetails.aspx?Id=6320 , https://modgov.waverley.gov.uk/mgConvert2PDF.aspx?ID=71403 ; developing 22 affordable homes Farnham https://www.farnhamherald.com/news/waverley-council-invests-ps54m-to-deliver-22-affordable-homes-in-farnham-889061 ; **empty homes** https://www.waverley.gov.uk/services/housing/private-sector-housing/empty-homes ; Dunsfold Park **garden village** 1800 homes https://www.waverley.gov.uk/services/planning-and-building/strategic-and-waverley-owned-developments/dunsfold-park-garden-village ; Brightwells Yard 239 homes https://www.waverley.gov.uk/services/planning-and-building/strategic-and-waverley-owned-developments/dunsfold-park-garden-village ; Wey Hill Fairground redevelopment 32 homes https://www.waverley.gov.uk/services/planning-and-building/strategic-and-waverley-owned-developments/wey-hill-fairground-redevelopment-and-weydown-road-community-hub ; High St Godalming 13 homes https://www.waverley.gov.uk/services/planning-and-building/strategic-and-waverley-owned-developments/69-high-street-godalming ; **retrofitting** https://www.waverley.gov.uk/council-updates/read-our-latest-news/new-films-showcase-waverleys-work-to-make-homes-warmer-greener-and-more-affordable ; https://www.waverley.gov.uk/services/housing/council-tenants/home-advice-and-improvements/warm-homes-social-housing-fund ; https://www.waverley.gov.uk/council-updates/read-our-latest-news/home-energy-improvement-guide-launched-to-help-residents-save-energy ; **climate change** https://www.waverley.gov.uk/services/environmental-concerns/sustainability-and-conservation/climate-and-nature-strategy-and-action-plan ;	N	Y	N
Wealden (2026) Company Sussex Weald Homes	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.wealden.gov.uk/information-about-the-council/wealdens-policies-and-plans/ ; **housing strategy** https://www.wealden.gov.uk/housing/housing-strategies-policies/housing-strategy-2020-25/ ; **HRA** https://www.wealden.gov.uk/housing/housing-strategies-policies/housing-business-plan-2025/ ; new homes 25 new homes in Crowborough 20 homes (18 rent and 2 shared ownership) in Uckfield in 2025; **company** Sussex Weald Homes https://sussexwealdhomes.com/ .The Willows 53 homes, New Ash Down 33 homes, ; **empty homes** https://www.wealden.gov.uk/housing/private-housing/empty-homes/ ; **retrofitting** https://www.wealden.gov.uk/environment-and-pollution/home-energy-efficiency/home-energy-grants-loans-and-discounts/ ; https://www.wealden.gov.uk/news/councils-social-housing-benefits-from-major-energy-efficiency-upgrades/ ; https://www.wealden.gov.uk/news/councils-call-for-an-ambitious-green-and-decent-homes-programme-to-help-tackle-housing-crisis-and-improve-health/ ; **climate change** https://www.wealden.gov.uk/climate-change/ ; **CLT** Herstmonceaux https://www.herstmonceuxparish.org.uk/community-land-trust-clt	N	Y	N
Welwyn and Hatfield (2026)	E	Y	Y	Y	Y	Y	**Council strategy** https://www.welhat.gov.uk/plans/corporate-plan ; **housing strategy** https://www.welhat.gov.uk/plans-strategies/housing-homelessness-rough-sleeping-strategy **; HRA** https://www.welhat.gov.uk/access-information/budget ; Howland Hse 44 homes TA https://www.welhat.gov.uk/housing-garages/housing-developments , Ludwick Green 8 homes, Ludwick Way 6 homes, Peartree Lane 40 homes, Swallowfields 20 homes, Haseldine Meadows 6 homes garage site, Minster House 90 homes, Lockley Crescent 5 homes, The Commons 4 homes; **JV** Lovells Hatfield Rise and Hilltop 72 homes https://one.welhat.gov.uk/hatfield-2030/high-view-1 ; **empty homes** https://www.welhat.gov.uk/policies/empty-homes-policy/6 ; **regeneration** Hatfield town centre 297 homes https://www.hertfordshirebc.co.uk/hatfield-regeneration/ ; WLG 2120 400 homes https://one.welhat.gov.uk/wgc-2120 ; Hatfield 2030+ **masterplan** https://one.welhat.gov.uk/news/article/493/council-announces-latest-phase-of-hatfield-regeneration , https://one.welhat.gov.uk/hatfield-2030 4000 homes ; **urban extension** Ascots Green 340 homes https://www.investhertfordshire.com/news/place-making-a-thought-leadership-piece-from-gascoyne-estates/ ; **retrofitting** https://www.welhat.gov.uk/housing-garages/welwyn-hatfield-warmer-homes ; https://one.welhat.gov.uk/directory-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							record/387/hertfordshire-local-retrofit-strategy-2025-2028 ; https://one.welhat.gov.uk/news/article/426/council-and-contractors-win-industry-recognition-for-energy-efficiency-work ; https://one.welhat.gov.uk/directory-record/234/find-out-how-to-make-your-home-more-energy-efficient-hertfordshire-home-retrofit-guide ; **climate change** https://www.welhat.gov.uk/downloads/file/1203/transition-to-net-zero-strategy ;			
West Berkshire (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.westberks.gov.uk/media/56450/West-Berkshire-Council-Strategy-2023-2027/pdf/WBC_Strategy_Sep_23_Final.pdf?m=1695826265037 ; **housing strategy** https://westberks.gov.uk/article/39363/Housing-Strategy-2020-to-2036 ; **acquisitions** 119 homes Sterling Gardens https://fundingaffordablehomes.com/portfolio/sterling-gardens-newbury/ ; target to deliver 1000 affordable homes ; **JV** with Sovereign RP https://decisionmaking.westberks.gov.uk/documents/s66546/8b.%20Appendix%20C%20-%20Heads%20of%20Terms.pdf Chestnut Walk https://pennypost.org.uk/2023/04/chestnut-walk-work-set-to-start-late-2023/ ; **masterplan** NE Thatcham 2500 homes https://westberks.gov.uk/NET ; Newbury Town centre **masterplan** 317 homes https://www.westberks.gov.uk/article/45630/Newbury-Town-Centre-Masterplan-to-be-refreshed-as-cornerstone-of-town-s-future ; Sandleford Park **urban extension** 1000 homes https://sandlefordeast.co.uk/ ; **retrofitting** https://www.westberks.gov.uk/article/45665/West-Berkshire-residents-invited-to-access-greener-home-upgrades-through-Switch-Together ; https://westberks.gov.uk/article/45523/Warmer-Homes ; https://www.westberks.gov.uk/energyefficiency , https://www.westberks.gov.uk/article/44782/Energy-Efficiency-Support-ECO4-and-the-Great-British-Insulation-Scheme ; **climate change** https://www.westberks.gov.uk/environmentandclimatechange ;	Y	N	N
West Devon (2026)	SW	N	Y	N	N	N	**Council strategy** https://www.westdevon.gov.uk/sites/default/files/2026-05/WD%20Council%20Delivery%20Plan%202025-28.pdf ; **housing strategy** joint with South Hams https://www.southhams.gov.uk/sites/default/files/2023-07/Housing%20Strategy%202021-26.pdf ; **acquisitions** TA 27 homes https://www.tavistock-today.co.uk/news/ps1-million-to-be-spent-on-temporary-homes-in-west-devon-884426 ; https://www.bbc.co.uk/news/articles/crknr7y3zzyo ; Devon housing commission report https://www.devonhousinghub.org.uk/2024/08/05/devon-housing-commission-report/ ; **empty homes** https://www.westdevon.gov.uk/housing/housing-support/housing-grants-loans-and-services/empty-homes ; **community benefit society** SeaMoor Homes properties available on website https://www.seamoorhomes.co.uk/ ; https://www.westdevon.gov.uk/housing/affordable-housing/affordable-homes-sale-now ; https://register-of-charities.charitycommission.gov.uk/en/charity-search/-/charity-details/3952726/full-print ; **retrofitting** https://www.westdevon.gov.uk/planning/planning-applications/do-i-need-planning-permission/retrofit-and-renewables ; https://www.westdevon.gov.uk/news/2025/investing-warmer-healthier-homes ; https://www.westdevon.gov.uk/housing/housing-support/housing-grants-loans-and-services/improve-energy-efficiency/eco-local ; **climate change** https://www.westdevon.gov.uk/climate-change/strategy-and-action-plan ; **CLT** Chagford https://www.aster.co.uk/about-us/housebuilding/clt/chagford-clt-devon	N	N	Y
West Lancs (2026) Company Tawd Valley Developments	NW/LCCA	N	Y	Y	Y	Y	**Council strategy** https://www.westlancs.gov.uk/media/547868/council-vision-and-priorities-2023-2028.pdf ; **housing strategy** https://www.westlancs.gov.uk/media/547751/housing-strategy-24-29.pdf ; **HRA** https://democracy.westlancs.gov.uk/ieDecisionDetails.aspx?Id=292 ; a**cquisition** strategy https://democracy.westlancs.gov.uk/ieDecisionDetails.aspx?AIId=27761 ; 50 homes acquired from HA in Skelmersdale https://www.lep.co.uk/news/people/council-buys-new-housing-stock-from-housing-association-5465775 ; **empty homes** https://www.westlancs.gov.uk/housing/private-housing/empty-homes.aspx ; **company** Tawd Valley Developments https://tawdvalleydevelopments.co.uk/ ; Fleetwood Farm 20 homes, 9 sites in Skelmersdale , Hesketh Bank 10 homes ; Digmoor 45 homes https://tawdvalleydevelopments.co.uk/housingsites.html ; **masterplan** 4860 homes West Lancashire https://www.bbc.co.uk/news/articles/cwy73n19008o ; **retrofitting** https://www.westlancs.gov.uk/housing/private-housing/grants-and-schemes-for-homeowners/energy-efficiency.aspx ; **climate change** https://www.westlancs.gov.uk/media/546069/climate-change-strategy-and-action-plan-2030.pdf ;	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
West Lindsey (2026)	EM`/GLCCA	N	Y	Y	Y	Y	**Council strategy** https://www.west-lindsey.gov.uk/sites/default/files/2026-03/Our%20West%20Lindsey%2C%20Our%20Future%20Corporate%20Plan%202026%20to%202030.pdf ; **housing strategy** https://www.west-lindsey.gov.uk/sites/default/files/2022-05/WLDC%20Housing%20Strategy%202022%20to%202024.pdf ; **site acquisitions** RAF Scampton https://www.west-lindsey.gov.uk/council-news/2024/12/council-renews-interest-acquire-former-raf-scampton-site-following-home-office-sale-decision ; **empty homes** https://www.west-lindsey.gov.uk/housing-homelessness/private-sector-housing/empty-homes ; **JV** with Scampton Holdings https://www.lincolnshireworld.com/news/people/the-date-when-the-fate-of-raf-scampton-is-decided-has-been-revealed-8774358 ; JV Acis Group supported housing https://lindumgroup.com/news/work-progressing-well-on-new-supported-housing-development-in-market-rasen/ ; **regeneration** Gainsborough 4700 homes https://investgainsborough.com/invest/ ; **retrofitting** https://www.west-lindsey.gov.uk/housing-homelessness/energy-efficiency/eco4-scheme ; https://www.west-lindsey.gov.uk/housing-homelessness/energy-efficiency/warm-homes-local-grant ; https://www.west-lindsey.gov.uk/housing-homelessness/energy-efficiency ; https://www.west-lindsey.gov.uk/council-news/2023/09/home-energy-upgrade-grants-now-available-lincolnshire ; **climate change** https://www.west-lindsey.gov.uk/environment-climate/sustainability-climate-change-environment/environment-sustainability-strategy-development ;	Y	N	N
Westminster (2026) Company Westminster Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.westminster.gov.uk/strategies ; **housing strategy** https://committees.westminster.gov.uk/documents/s70296/Appendix%20B%20WCC%20Draft%20Housing%20Strategy.pdf ; **HRA** https://westminster.moderngov.co.uk/documents/s64650/Cabinet%20Report%20-%20Housing%20Revenue%20Account%20Business%20Plan.pdf ; **acquisitions** Hopkinson House 33 homes TA https://www.westminster.gov.uk/news/council-buys-hopkinson-house-provide-33-temporary-accommodation-units ; LLP using pension fund to purchase 124 TA homes https://www.trowers.com/news/2026/april/trowers-advises-westminster-city-council-on-124-homes-for-temporary-accommodation ; acquired 350 homes from HA for TA https://www.insidehousing.co.uk/news/london-council-buys-homes-from-association-for-temporary-accommodation-use-in-235m-deal-91492 ; Macquarie and Phoenix fund loan for LLP for acquisition https://www.macquarie.com/au/en/about/news/2025/macquarie-asset-management-and-phoenix-group-finances-more-than-350-temporary-accommodation-properties-in-central-london.html ; **empty homes** https://www.westminster.gov.uk/housing-policy-and-strategy/empty-properties ; affordable housing programme https://www.westminster.gov.uk/news/westminster-council-unveils-new-affordable-housing-plans-part-budget; Westmead 65 affordable homes https://www.westminsterlabour.org.uk/issues/housing-and-homelessness/2026/02/02/labours-bumper-day-of-affordable-housing-delivery/ ; **company** Westminster Living 994 homes https://www.housingtoday.co.uk/news/council-rebrands-market-sale-arm-as-westminster-living-as-it-aims-to-generate-1bn-in-income-for-housing-delivery/5138148.article ; company Westminster Housing Investments ltd https://find-and-update.company-information.service.gov.uk/company/11413846 ; Westminster Builds acquired 35 homes from own company in Harrow Road https://westminster.moderngov.co.uk/ieDecisionDetails.aspx?Id=2116 ; **JV** Mt Anvil 1100 homes https://www.westminster.gov.uk/news/work-begins-major-church-street-regeneration-will-deliver-over-1100-new-high-quality-homes ; housing regeneration Ebury Bridge phase 2 781 homes https://www.westminster.gov.uk/news/construction-partner-approved-ps229m-ebury-bridge-phase-two-regeneration-scheme ; **regeneration** Harrow Rd 144 homes https://www.westminster.gov.uk/news/regeneration-291-harrow-road-secures-planning-consent ; **retrofitting** https://www.westminster.gov.uk/planning-building-control-and-environmental-regulations-menu/environment-and-sustainability/retrofit-taskforce ; https://www.westminster.gov.uk/news/westminster-council-launches-retrofit-first-policy-and-boosts-affordable-housing-city-plan-partial ; https://westminster.moderngov.co.uk/documents/s70111/PED26-02%20Appendix%20B%20-%20Retrofit%20First%20Guidance%20Addendum%20Adoption%20Version.pdf ; **climate change** https://www.westminster.gov.uk/environment-hub/understand/climate-action-plan	Y	Y	Y
Westmoreland and	NW	-	-	-	-	Y	**Housing strategy** https://www.westmorlandandfurness.gov.uk/sites/default/files/2025-03/Housing%20Strategy%202025-2030.pdf ; Affordable Housing grants policy 20 homes ; HRA	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Furness (2026)							https://westmorlandandfurness.moderngov.co.uk/documents/s20790/Appendix%204%20Housing%20Revenue%20Account%202024-2025.pdf ; sale of Council land for 25 homes https://www.bbc.co.uk/news/articles/c8elngn9j4xo ; sale of former care home for 18 homes https://www.westmorlandandfurness.gov.uk/news/2025/council-agrees-sale-provide-more-affordable-homes ; **empty homes** https://www.westmorlandandfurness.gov.uk/housing/housing-standards/advice-about-empty-properties ; **regeneration** Barrow 600 homes **JV** with Muse and ECF https://legacy.westmorlandandfurness.gov.uk/elibrary/Content/Internet/536/6181/45112131816.pdf ; **JV** Windermere Gateway 242 homes with NT and Urban Splash https://www.westmorlandandfurness.gov.uk/westmorland-and-furness-council-news/2025/cabinet-backs-affordable-housing-vision-windermere-site ; sale of council offices for housing https://www.newsandstar.co.uk/news/26207021.historic-former-council-offices-sold-property-developer/ ; **retrofitting** https://nextenergyuk.co.uk/blog/2026/03/27/warm-homes-local-grant-contract-award-next-energy-to-deliver-upgrades-for-cumberland-homes/ ; **climate change** https://www.westmorlandandfurness.gov.uk/sites/default/files/2024-08/WFC%20Climate%20Action%20Plan%20Part%20One.pdf ; **CLT** Kendal https://www.kendalcommunitylandtrust.co.uk/ ;			
West Northants (2026)	EM				Y	Y	**Council strategy** https://www.westnorthants.gov.uk/one-west-northamptonshire-plan ; **housing strategy** https://www.westnorthants.gov.uk/housing-strategies-and-policies/housing-strategy ; **HRA** https://www.westnorthants.gov.uk/news/major-investment-plans-be-considered-social-housing-west-northants ; **ALMO** West Northamptonshire Partnership Homes https://www.nph.org.uk/about-northamptonshire-partnership-homes/ ; **acquisitions** 47 homes from Crest Nicholson https://www.westnorthants.gov.uk/news/council-secures-47-affordable-homes-boost-housing-west-northamptonshire-residents ; 36 homes https://www.westnorthants.gov.uk/news/council-secures-36-new-affordable-homes-west-northamptonshire-residents ; **empty homes** https://www.westnorthants.gov.uk/private-housing-tenants-and-landlords/empty-homes ; **JV** ECF Greyfriars 1000 homes https://www.westnorthants.gov.uk/news/greyfriars-rejuvenation-scheme-takes-major-step-forward; JV Vistry 82 homes https://www.vistry.co.uk/media/press-releases/2026/vistry-to-build-82-new-affordable-homes-in-northampton-in-partnership-with-west-northants-council ; JV Cityheart 170 homes https://www.cityheart.co.uk/projects/four-waterside-and-marefair-northampton/ ; urban extensions Overstone green 1600 homes https://www.planningresource.co.uk/article/1751364/green-light-1600-home-northampton-urban-extension ; Norwood Farm 1900 homes https://www.bbc.co.uk/news/articles/cgev1wnkvpwo ; **regeneration** central Northampton 1000 homes https://www.westnorthants.gov.uk/news/regeneration-vision-northampton-town-centre-be-developed ; **retrofitting** https://www.westnorthants.gov.uk/sustainable-west-northants/sustainability-your-home/energy-efficiency-funding-0 ; https://www.westnorthants.gov.uk/news/local-grant-support-residents-energy-saving-home-improvements ; https://www.westnorthants.gov.uk/news/are-you-eligible-energy-saving-home-improvements ; https://www.westnorthants.gov.uk/sustainable-west-northants/eco4-flex-energy-efficiency-scheme ; **climate change** https://www.westnorthants.gov.uk/sustainable-west-northants ;	Y	Y	Y
West Oxfordshire (2026)	SE	Y	Y	Y	Y	N	**Council strategy** https://www.westoxon.gov.uk/media/z2ijlocw/west-oxfordshire-council-plan-2023-to-2027.pdf ; **empty homes** https://www.westoxon.gov.uk/housing/empty-homes/ ; **regeneration** Carterton 6,000 homes https://meetings.westoxon.gov.uk/mgIssueHistoryHome.aspx?IId=9304&Opt=0 ; Salt Cross **Garden Village** 2200 homes https://www.westoxon.gov.uk/planning-and-building/planning-policy/salt-cross-garden-village/ ; **retrofitting** https://www.westoxon.gov.uk/environment/climate-action/energy-efficiency-advice-and-grants/ ; https://www.westoxon.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/ ; https://www.westoxon.gov.uk/environment/climate-action/climate-action-through-planning/ ; **climate change** https://www.westoxon.gov.uk/media/unnbqcdo/climate-change-strategy-2025-2030.pdf	N	N	N
West Suffolk (2026)	E	Y	Y	Y	Y	Y	**Council strategy** https://www.westsuffolk.gov.uk/Council/Policies_Strategies_and_Plans/upload/WSCs-Strategic-Priorities-2024-28.pdf ; **housing strategy** https://www.westsuffolk.gov.uk/news/pr20240917ws01.cfm ; **acquisitions** for TA https://democracy.westsuffolk.gov.uk/documents/s55761/CAB-WS-25-032-Acquisition-of-Properties-for-use-as-Temporary-Accommodation.pdf ; **empty homes** https://www.westsuffolk.gov.uk/housing/empty-homes/ ; **company** Barley Homes 13 homes	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://barleyhomesgroup.co.uk/new-era-of-technology/ ; https://barleyhomesgroup.co.uk/ ; Rougham 13 homes https://barleyhomesgroup.co.uk/category/developments/current-developments/ ; Stonemill Park 26 homes https://barleyhomesgroup.co.uk/developments/stonemill-park/ ; Westmill Place 26 homes https://barleyhomesgroup.co.uk/developments/westmill-place/ ; Bury St Edmunds **masterplan** 1375 homes https://www.westsuffolk.gov.uk/planning/Planning_Policies/bsetemasterplanaims.cfm Rowley Drive masterplan Newmarket 400 homes https://democracy.westsuffolk.gov.uk/documents/s58142/CAB-WS-26-017-Appendix-B-The-Rowley-Drive-Masterplan.pdf ; **retrofitting** https://www.westsuffolk.gov.uk/news/pr20260311ws01.cfm ; https://www.westsuffolk.gov.uk/environment/reduce-your-impact/domestic-energy-efficiency-funding.cfm ; https://www.westsuffolk.gov.uk/news/pr20241127ws02.cfm ; https://www.westsuffolk.gov.uk/news/pr240215ws01.cfm ; **climate change** https://www.westsuffolk.gov.uk/environment/climate-change/upload/WSC-environmental-annual-statement-and-climate-change-update-reports-2024-25.pdf ;			
West Sussex CC (2026) Company Edes Estates	SE	Y	Y	Y	Y	Y	**JV** with Lovells Kinsted Developments 600 homes with council company Edes Estates https://kinstedhomes.co.uk/about-kinsted/ ; https://southeastbusiness.com/2024/06/18/west-sussex-county-council-and-lovell-partnerships-launch-kinsted-developments/ ; https://westsussex.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=25352&Opt=0	Y	N	N
Wigan (2026)	NW/GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.wigan.gov.uk/Docs/PDF/Council/The-Deal/Deal-2030.pdf ; **housing strategy** https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Housing/HousingStrategies.aspx ; **HRA** https://democracy.wigan.gov.uk/documents/s99073/Housing%20Revenue%20Account%20Medium%20Term%20Financial%20Plan%20for%20Budget%20202627%20202829.pdf?a=1 **; acquisitions** former RTB https://www.wigantoday.net/news/politics/council/millions-of-pounds-spent-buying-back-council-housing-in-wigan-4800214 ; council housing developments Shevington extra care 32 homes; Priory Rd 6 homes; Railway arches Leigh 40 homes; Ince 47 homes; 12 further sites under development in 2026 https://www.wigan.gov.uk/Resident/Housing/Council-homes/Find-a-home/New-build-homes.aspx ; **empty homes investment scheme** https://www.wigan.gov.uk/Business/Property-and-Land/Empty-Homes/Empty-Homes-Investment-Scheme.aspx ; 591 Homes under construction by RPs, and 211 completed by RPs https://www.wigan.gov.uk/Resident/Housing/Council-homes/Find-a-home/New-build-homes.aspx **; JV** the Fettlers with Cityheart 464 homes https://www.wigan.gov.uk/Council/Our-Future-Borough/Fettlers.aspx ; **masterplan** Leigh 1700 homes https://www.wigan.gov.uk/News/Articles/2025/November/Pride-in-Place-board-sets-out-10-year-masterplan-for-Leigh.aspx ; masterplan Worsley Mesnes 278 homes https://www.gillespies.co.uk/stories/gillespies-presents-masterplan-and-delivery-strategy-for-wigan-estate **; urban extension** South Hindley 2000 homes https://democracy.wigan.gov.uk/documents/s98250/East%20-%20West%20Link%20M58.pdf?a=1 ; **retrofitting** https://www.wigan.gov.uk/Resident/Consumer-Advice/Home-energy/Heating-and-retrofit-grants.aspx ; https://www.wigan.gov.uk/Resident/Housing/Council-homes/Manage-my-home/Your-property/Property-improvements-and-planned-works.aspx ; https://www.wigantoday.net/community/wigan-retrofit-sets-new-standard-for-safe-sustainable-supported-accommodation-5293627 ; https://www.wigan.gov.uk/Resident/Housing/Warm-homes/Index.aspx ; **climate change** https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Climate-change-and-sustainability.aspx ;	Y	Y	N
Wiltshire (2026)	SW	N	Y	Y	Y	Y	**Council strategy** https://www.wiltshire.gov.uk/council-democracy-business-plan ; **HRA** https://www.wiltshire.gov.uk/article/15959/Wiltshire-Council-housing-services-show-strong-performance-and-readiness-for-enhanced-national-standards , Homes4Wiltshire https://www.homes4wiltshire.co.uk/# , new developments Calne 24 homes on 2 sites, Chippenham 11 homes on 28 sites, Devizes 23 homes on 5 sites , Malmsbury 53 homes on 2 sites, Melksham 78 homes on 7 sites; Royal Wootton Basset 102 homes on 4 sites , Salisbury 160 homes on 11 sites, Tidworth 45 homes on 3 sites, Trowbridge 29 homes on 10 sites, Warminster 21 homes on 5 sites, Westbury 24 homes on 4 sites https://www.wiltshire.gov.uk/housing-new-housing-developments ; **acquisitions** through **company** proposed Stone Circle https://www.wiltshire.gov.uk/article/17126/Wiltshire-Council-confirms-next-step-to-strengthen-Stone-Circle-Housing ; **empty homes** https://www.wiltshire.gov.uk/housing-empty-homes ; **JV** Trowbridge with	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Persimmon and Barratt Redrow 2500 homes https://www.bbc.co.uk/news/articles/c17n0dr4g79o ; JV with Lovells and HE 412 homes Ludgershall https://corporate.lovell.co.uk/our-projects/drummond-park-ludgershall ; **urban extension** Chippenham 7500 homes https://www.wiltshire.gov.uk/future-chippenham ; **retrofitting** https://www.wiltshire.gov.uk/article/5892/Housing-Energy-Efficiency-Programme-HEEP ; https://www.wiltshire.gov.uk/article/8693/Warm-Homes-Local-Grant ; https://www.wiltshire.gov.uk/article/9849/Wiltshire-Council-working-with-EDF-to-offer-free-energy-efficiency-retrofits-to-residents-on-low-incomes-in-off-gas-domestic-properties ; https://www.wiltshire.gov.uk/article/7366/Wiltshire-Council-secures-Government-funding-to-improve-energy-efficiency-of-homes ; **climate change** https://www.wiltshire.gov.uk/media/8671/Wiltshire-Council-Climate-Strategy/pdf/Wiltshire_Council_Climate_Strategy_2022.pdf?m=1645182006440 ; **CLT** Wiltshire http://wiltshirecommunitylandtrust.org.uk/ ;			
Winchester (2026) Company Venta Living	SE	N	Y	Y	Y	Y	**Council strategy** https://www.winchester.gov.uk/about/strategies-policies-plans **; housing strategy** https://www.winchester.gov.uk/housing/housing-strategies-policies ; **HRA** https://www.winchester.gov.uk/transparency-and-open-data/social-housing-assets ; https://democracy.winchester.gov.uk/ieDecisionDetails.aspx?ID=1426 ; **acquisitions** 146 homes from Cala https://www.winchester.gov.uk/news/2025/nov/winchester-city-council-completes-acquisition-of-146-new-homes-at-kings-barton , 10 homes https://www.winchester.gov.uk/housing/new-affordable-housing/being-built ; new build 54 homes New Whitely, 6 Passivhaus homes Micheldever, 76 homes Winnall https://www.winchester.gov.uk/housing/new-affordable-housing/completed ; Sparsholt 5 homes being developed https://www.winchester.gov.uk/housing/new-affordable-housing/being-built ; **empty homes** https://www.winchester.gov.uk/housing/private-housing-and-empty-properties/empty-properties ; RP homes being built https://www.winchester.gov.uk/housing/new-affordable-housing/being-built ; **JV** Jigsaw Central Winchester regeneration 240 homes https://www.winchesterregeneration.co.uk/wp-content/uploads/2022/04/Winchester_Brochure_online_20.pdf ; JV Abri 109 homes https://www.abri.co.uk/media-hub/affordable-homes-a-step-closer-as-winchester-councillors-view-progress-at-109-home-development ; **company** Venta Living https://www.ventaliving.co.uk/about **masterplan** Sir John Moore barracks 750-1000 homes https://sirjohnmoorewinchester.co.uk/background/ ; Berewood **Garden Village** 2550 homes https://www.savills.co.uk/landing-pages/new-communities/berewood.aspx ; **urban extension 3318** homes North Whiteley https://www.winchester.gov.uk/planning/major-development-projects/north-whiteley ; urban extension Kings Barton 2000 homes https://www.winchester.gov.uk/planning/major-development-projects/barton-farm-kings-barton ; urban extension Newlands 1200 homes https://www.newlands-fareham.co.uk/ ; **retrofitting** https://www.winchester.gov.uk/housing/housing-services/repairs-and-improvements/energy-saving-homes ; https://www.winchester.gov.uk/news/2026/feb/first-council-homes-see-solar-upgrades-as-part-of-new-council-initiative ; https://www.winchester.gov.uk/news/2024/nov/free-training-to-help-people-understand-how-to-retrofit-homes-and-businesses ; https://www.winchester.gov.uk/historic-environment/historic-buildings-and-energy-efficiency ; **CLT** Wickham https://actionhampshire.org.uk/wickham-community-land-trust-local-people-local-solutions-local-control/	Y	Y	N
Windsor and Maidenhead (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://ehq-production-europe.s3.eu-west-1.amazonaws.com/7c969d6961bd0ab5ec85395d6d5d8002fde34f12/original/1638878439/2981e9986c8798a922172cfa2f28a2c6_rbwm_corporate_plan_2021-2026.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPIPQP5NM%2F20260707%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260707T152521Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=5ea8a757d2b2d36181768337b896bf02fef981a6cfaee1323112118a8cc044b7 ; **housing strategy** https://www.rbwm.gov.uk/housing/housing-strategy ; **acquisitions** 8 homes https://rbwm.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=38168 ; company closed https://www.rbwm.gov.uk/news/2025/council-bring-property-management-house ; **empty homes** https://rbwm.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=31848&Opt=0 ; **JV** with Cala Homes Maidenhead Golf Club 2000 homes https://calaplanning.co.uk/elizabethquarter/wp-content/uploads/sites/18/2023/01/20414_CALA_Chiltern-Elizabeth-Quarter_Boards-AW2-LR.pdf ; JV Abri and the Hill Group 413 homes https://www.the-granges.co.uk/about/the-project ; Maidenhead Town Centre 87 homes https://www.abri.co.uk/media-hub/abri-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							partners-with-rbwm-and-countryside-to-provide-87-new-affordable-homes and St Cloud former leisure centre 351 homes ; **regeneration** 856 homes Nicholson Quarter https://www.rbwm.gov.uk/business-and-economy/regeneration/nicholsons-quarter-regeneration-compulsory-purchase-order ; **retrofitting** https://www.rbwm.gov.uk/environment-and-waste/energy-and-sustainability/home-energy-grants ; https://www.rbwm.gov.uk/environment-and-waste/energy-and-sustainability/solar-together-2025-purchasing-scheme-solar-panels ; https://greatbritishenergy.com/council/windsor-and-maidenhead/ ; **climate change** https://rbwmtogether.rbwm.gov.uk/environment-and-climate-change-strategy ; **CLT** https://www.wamclt.org/			
Wirral (2026)	NW/LCR	Y	Y	Y	Y	Y	**Housing strategy** https://democracy.wirral.gov.uk/documents/s50136795/Appendix%201%20Wirrals%20Housing%20Strategy%202026-2031.pdf ; **acquisitions** 25 homes using LAHF https://wirral.moderngov.co.uk/ieDecisionDetails.aspx?Id=6316 ; **empty homes** https://www.wirral.gov.uk/housing/information-and-advice/empty-properties ; **JV** Muse Birkenhead 650 homes https://www.placenorthwest.co.uk/wirral-shopping-centres-drop-3m-in-value/ ; **masterplan** Bromborough 249 homes https://www.aewarchitects.com/projects/bromborough-masterplan-wirral/ ; masterplan Woodside 1600 homes https://haveyoursay.wirral.gov.uk/woodside-masterplan ; masterplan Wallasey Town Hall Quarter 496 homes https://www.wirral.gov.uk/files/wallasey-town-hall-quarter-masterplan.pdf ; St Werburghs **masterplan** 570 homes https://www.wirral.gov.uk/sites/default/files/2025-04/St.%20Werburghs%20Masterplan%20Report%20-%20Part%201%20of%202.pdf ; Hind St **urban village** 1600 homes https://iondevelopments.co.uk/projects/hind-street-urban-village/ ; **JV** Regenda **Regeneration** New Ferry 91 homes https://www.wirral.gov.uk/business/regeneration/new-ferry-regeneration **; retrofitting** https://www.wirral.gov.uk/housing/help-your-home/energy-home/advice-and-funding ; https://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=50111984 ; https://democracy.wirral.gov.uk/mgIssueHistoryHome.aspx?IId=50046074 ; **climate change** https://www.wirral.gov.uk/files/cool2-strategy-2020.pdf/download?inline ; **CLT** New Ferry https://newferryonline.org.uk/what-is-the-clt%3F	Y	N	N
Woking (2026)	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.woking.gov.uk/sites/default/files/2026-04/Corporate%20Strategy%20%28Woking%20For%20All%20%29%20for%202026%20to%202027.pdf ; **housing strategy** https://www.woking.gov.uk/sites/default/files/2025-06/Housing%20Strategy%202021%20to%202026.pdf ; **HRA** https://www.woking.gov.uk/your-council/strategies-policies-plans/housing-revenue-account-hra-business-plan ; **companies** to be sold as a whole or by asset https://www.woking.gov.uk/newsroom/2026/executive-agree-future-council-companies-assets , https://www.bbc.co.uk/news/articles/c8r4x841pygo ; **acquisition** for TA 2 homes https://www.woking.gov.uk/newsroom/2026/woking-secures-ps850k-deliver-new-homes-families-need ; **regeneration** Sheerwater and LGR https://www.woking.gov.uk/housing/sheerwater-regeneration/updates-about-sheerwater-regeneration ; **retrofitting** https://www.woking.gov.uk/housing/council-tenants-leaseholders/repairs-maintenance-council-housing/diy-changes-your-council-home ; https://www.woking.gov.uk/housing/council-tenants-leaseholders/safety-council-tenants-leaseholders/lakeview-estate-cladding-project ; **climate change** https://www.woking.gov.uk/sites/default/files/2025-06/Woking-Climate-Change-Strategy-August-2024.pdf ;	N	Y	N
Wokingham (2026) Company Loddon Homes; Wokingham Housing Ltd	SE	Y	Y	Y	Y	Y	**Council strategy** https://www.wokingham.gov.uk/council-and-meetings/open-data-and-transparency/communities-vision-and-council-plan ; **housing strategy** https://wokingham.moderngov.co.uk/documents/s47446/Enc.%201%20for%20Housing%20Strategy%202020%20-%2024.pdf ; **HRA** https://wokingham.moderngov.co.uk/documents/s83944/Housing%20Revenue%20Account%20Budget%20202627.pdf ; 11 specialist affordable homes https://www.wokingham.gov.uk/news/2026/ps35m-investment-create-specialist-affordable-homes-town-centre ; 1 of 17 homes https://wokingham.moderngov.co.uk/ieDecisionDetails.aspx?Id=1241 ; **urban extension** Arborfield Green 3500 homes https://www.wokingham.gov.uk/major-developments/arborfield-garrison-major-development ; urban extension Shinfield 3000 homes https://www.wokingham.gov.uk/major-developments/south-m4-major-development ; North Wokingham urban extension 2100 homes https://www.wokingham.gov.uk/major-developments/north-wokingham-major-development ; South	N	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							Wokingham urban extension 2500 homes https://www.wokingham.gov.uk/major-developments/south-wokingham-major-developments ; **company** Wokingham Housing Ltd including Loddon Homes for profist RP https://find-and-update.company-information.service.gov.uk/company/07685172 ; https://wokingham.moderngov.co.uk/mgCommitteeDetails.aspx?ID=323 ; https://loddonhomes.co.uk/ ; https://find-and-update.company-information.service.gov.uk/company/08847846 ; **garden village** Loddon Valley 3930 homes developed by University of Reading https://www.wokingham.gov.uk/major-developments/loddon-valley-garden-village ; **retrofitting** https://www.wokingham.gov.uk/news/2026/free-home-energy-upgrades-now-available-eligible-wokingham-borough-residents ; https://www.wokingham.gov.uk/news/2026/solar-panels-and-battery-storage-scheme-now-open-wokingham ; https://wokingham.moderngov.co.uk/documents/s82693/Domestic%20and%20commercial%20buildings%20retrofit%20update.pdf ; https://greatbritishenergy.com/council/wokingham/ ; **climate change** https://www.wokingham.gov.uk/climate-emergency ; **CLT** Wickham https://www.wickhamclt.org.uk/ ;			
Wolverhampton (2026) Company Wolverhampton Homes; WV Living	WM/WMCA	Y	Y	Y	Y	Y	**Council strategy** https://wolverhampton.moderngov.co.uk/documents/s264847/Appendix+1+-+Our+City+Our+Plan+2024-2025.pdf ; **housing strategy** https://wolverhampton.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=219080&Opt=0 **; HRA** https://wolverhampton.moderngov.co.uk/ieDecisionDetails.aspx?Id=9994 ; 140 homes in 14 development sites funded by WMCA Accelerator Fund https://www.wolverhampton.gov.uk/news/series-new-council-housing-developments-benefit-ps6-million-social-housing-accelerator-funding ; **acquisitions** https://wolverhampton.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=209837 ; empty homes https://www.bbc.co.uk/news/articles/c5yg4y8e9ywo ; **empty homes** https://www.wolverhampton.gov.uk/housing/empty-properties ; heritage assets 93 homes funded by mayor **WMCA** https://www.wmca.org.uk/news/landmark-wolverhampton-building-to-be-converted-for-new-social-housing/ ; **company ALMO** Wolverhampton Homes https://find-and-update.company-information.service.gov.uk/company/05441967 ; company WV Living https://www.wvliving.co.uk/ Pear Tree Lane 34 homes https://www.wvliving.co.uk/news/0063-pear-tree-lane.html ; Daisy Bank Community Centre site 18 homes https://www.wvliving.co.uk/news/0064-daisy-bank.html ; Hampton Park 178 homes https://www.wvliving.co.uk/news/0051-work-starts-at-wv-Living-hampton-park-development.html **; JV** with ECF Smithgate 1000 homes https://englishcitiesfund.co.uk/stories/english-cities-fund-and-city-of-wolverhampton-council-enter-a-development-partnership/ ; **regeneration** Canalside sale of land for housing development to Place First as part of wider regen scheme approx. 1000 homes https://www.wolverhampton.gov.uk/news/land-deal-completed-wolverhampton-canalside-transformation ; City centre **masterplan** 9330 homes https://www.investwolverhampton.com/documents/future-city-centre.pdf ; Bilston **urban village** 1050 homes https://www.wolverhampton.gov.uk/news/first-homes-selling-fast-bilston-urban-village ; **retrofitting** https://www.wolverhampton.gov.uk/news/councils-retrofit-housing-programme-delivers-improvements-over-600-homes ; https://unitedinfrastructure.com/case-studies/wolverhampton-homes-retrofit/ ; https://greatbritishenergy.com/council/wolverhampton/ ; https://www.wolverhampton.gov.uk/sites/default/files/2024-06/Home%20Upgrade%20Guide%20-%20April%202024%20FINAL%20%28web%29.pdf ; **climate change** https://www.wolverhampton.gov.uk/environment-and-climate/climate-change-and-sustainability ;	Y	Y	Y
Worcester (2026)	WM	Y	Y	Y	Y	Y	**Council strategy** https://www.worcester.gov.uk/council/city-plan ; **housing enabling strategy** https://www.worcester.gov.uk/component/fileman/?view=file&routed=1&name=Housing%20Enabling%20Strategy%202023-2026.pdf&folder=PDF%20Documents/Housing/housing-policy&container=fileman-files ; **acquisition** for TA https://www.bbc.co.uk/news/articles/cvg32x99ez2o ; https://committee.worcester.gov.uk/documents/s65148/Temporary%20Accommodation%20Acquisition%20March%202026.pdf ; **empty homes** https://www.worcester.gov.uk/housing/empty-properties **; regeneration** Shrub Hill 500 homes JV with Worcs CC https://committee.worcester.gov.uk/documents/s64558/Shrub%20Hill%20Quarter%20Regeneration%20Programme.pdf ; City Centre **masterplan** 3243 homes https://www.worcester.gov.uk/planning/city-centre-masterplan ; **urban extension** Broomhall and Norton urban	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							extension 2600 homes ; **retrofitting** https://www.worcester.gov.uk/housing/housing-grants/energy-efficiency-grants ; https://www.worcester.gov.uk/housing/home-energy-advice ; **climate change** https://www.worcester.gov.uk/sustainability ;			
Worcestershire CC (2026)	WM	Y	N	N	N	Y	**JV** with Worcester City Council for Shrub Hill https://www.worcestershire.gov.uk/news/partnership-search-underway-deliver-worcester-masterplan ;	Y	N	N
Worthing (2026)	2026	Y	Y	Y	Y	N	**Council strategy** joint with Adur https://democracy.adur-worthing.gov.uk/documents/s16039/Fair%20Green%20Local_%20Strategy%20Delivery%20Plan%202025-2028.pdf ; **housing strategy** joint with Adur https://www.adur-worthing.gov.uk/housing/policies-and-strategies/housing-strategy/ ; sale of caravan site for 130 homes https://www.adur-worthing.gov.uk/news/pr25-076.html ; **acquisition** purchase of property Heene Rd and Shelley Rd for use as TA from medical practice https://democracy.adur-worthing.gov.uk/mgDecisionDetails.aspx?IId=7467&Opt=1 ; https://democracy.adur-worthing.gov.uk/mgDecisionDetails.aspx?IId=6055&Opt=1 ; sale of land in town centre to Roffey for 216 homes https://www.adur-worthing.gov.uk/news/pr26-013.html ; **empty homes** https://www.worcester.gov.uk/housing/empty-properties ; **retrofitting** https://www.adur-worthing.gov.uk/home-improvement-assistance/ ; https://www.adur-worthing.gov.uk/housing/adaptations-and-grants/ ; https://www.adur-worthing.gov.uk/home-energy-efficiency-grants/ ;	N	N	N
Wychavon (2026)	WM	N	N	N	N	Y	**Council strategy** https://www.wychavon.gov.uk/about-wychavon-district-council/we-are-wychavon-plan ; **empty home**s strategy https://www.wychavon.gov.uk/component/fileman/?view=file&routed=1&itemless=1&name=WDC%20Empty%20Homes%20Strategy%202025%20-%202030.pdf&folder=Documents/Housing&container=fileman-files ; **JV** with Rooftop 23 homes https://www.wychavon.gov.uk/news-and-alerts/landmark-housing-scheme-approved ; JV new town 10,000 homes with HE and Summix https://wychavontown.co.uk/ ; **regeneration** Evesham town centre with HE 70 homes https://www.wychavon.gov.uk/news-and-alerts/deal-secured-to-transform-evesham-town-centre ; **retrofitting** https://www.wychavon.gov.uk/housing/energy-efficiency ; climate change https://www.wychavon.gov.uk/community-and-living/intelligently-green	Y	N	N
Wyre (2026)	NW/LCCA	Y	N	N	N	N	**Acquisition** https://www.wyre.gov.uk/news/article/522/first-property-acquired-by-the-council-for-the-affordable-housing-delivery-programme-is-now-for-sale ; https://www.wyre.gov.uk/news/article/595/wyre-council-purchases-its-second-empty-home-in-fleetwood-as-part-of-the-affordable-housing-delivery-programme ; **empty homes** https://www.wyre.gov.uk/homes-council-tax/empty-homes-1/2 ; **retrofitting** https://www.wyre.gov.uk/private-sector-housing/energy-efficiency ; https://www.wyreforestdc.gov.uk/community-and-environment/sustainability/energy-efficiency/home-upgrade-grant/ ; https://www.wyre.gov.uk/news/article/93/government-s-green-homes-grant-is-available-to-wyre-residents ; **climate change** https://www.wyre.gov.uk/climate-change	N	N	N
Wyre Forest (2026)	WM	Y	Y	Y	Y	Y	**Housing strategy** https://www.wyreforestdc.gov.uk/housing-and-homes/housing-strategy-documents/housing-growth-and-improvement-action-plan/ ; **empty homes** https://www.wyreforestdc.gov.uk/housing-and-homes/property-issues-and-advice/empty-properties/ ; **lettings agency** https://www.rewyrelettings.co.uk/ **; JV** partner sought for Lion Fields 150 homes https://www.wyreforestdc.gov.uk/news/posts/2025/august/next-step-for-kidderminster-s-lion-fields-housing-development/ ; https://www.wyreforestdc.gov.uk/news/posts/2026/june/major-town-centre-housing-scheme-seeks-development-partner/ ; **regeneration** Bridge St car park Stourport 90 homes https://www.facebook.com/WyreForest/posts/tomorrows-your-chance-to-help-shape-the-future-of-bridge-street-stourport-join-u/1275781091277658/ ; **urban extension** 1450 homes https://archive.wyreforestdc.gov.uk/media/4028870/Kidderminster-Eastern-Extension-Concept-Plan_opt.pdf ; **retrofitting** https://www.wyreforestdc.gov.uk/community-and-environment/sustainability/energy-efficiency/home-upgrade-grant/ ; https://www.wyreforestdc.gov.uk/community-and-environment/sustainability/energy-efficiency/warm-homes-local-grant/ ; https://www.wyreforestdc.gov.uk/community-and-environment/sustainability/energy-efficiency/ ; **climate change** https://www.wyreforestdc.gov.uk/community-and-environment/sustainability/climate-change/ ; **CLT** https://www.wyreclt.org.uk/ ;	Y	N	N
York (2026)	YH/NY	N	Y	Y	Y	Y	**Council strategy** https://www.york.gov.uk/council-plan-1/one-city-2023-2027 **; housing delivery** https://www.york.gov.uk/planning-policy/housing-delivery-action-plan ; **HRA** https://www.york.gov.uk/housing-plans-strategies/housing-revenue-account-business-plan ;	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
	MCA						**acquisitions** policy https://democracy.york.gov.uk/documents/s177478/Annex%20A%20-%20HRA%20Acquisitions%20and%20Disposals%20Policy.pdf ; target 600 homes on council sites https://www.york.gov.uk/housing/new-housing-delivery-project ; 36 homes in Walmgate https://www.york.gov.uk/news/article/1878/36-new-council-built-homes-in-walmgate-given-go-ahead ; Ordnance Lane 101 homes https://www.york.gov.uk/housing/new-housing-delivery-project/5 ; Willow House 40 homes https://www.york.gov.uk/housing/new-housing-delivery-project/6 ; **empty homes** https://www.york.gov.uk/housing/empty-properties ; **JV** York Central with HE, McLaren and Arlington 2500 homes https://www.yorkcentral.info/a-place-to-live/ ; 93 homes Castle Gateway **masterplan** at Castle Mills https://www.placeyorkshire.co.uk/york-set-to-back-34m-100-affordable-castle-mills-scheme/ ; **retrofitting** https://www.york.gov.uk/climate-change-2/BuiltEnvironment/3 ; https://yorknorthyorks-ca.gov.uk/retrofit-strategy/ ; https://www.york.gov.uk/housing/home-energy-efficiency ; https://www.york.gov.uk/news/article/1789/new-heating-systems-could-save-residents-up-to-300-yearly ; **climate change** https://www.york.gov.uk/BuiltEnvironment ; **CLT** https://yorspace.org/ ;			

MCA/CCA and London Tables 2026

These tables are abstracted from the A-Z tables above, with the local authorities within each MCA/CCA area and Greater London listed together for ease of reference.

Cambridge and Peterborough CA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Cambridge (2026)	E/CPCA	Y	Y	Y	Y	Y	**Council strategy** https://www.cambridge.gov.uk/corporate-plan-2022-27-our-priorities-for-cambridge#priorities ; **Housing strategy** for Greater Cambridge with South Cambs 2024-2029 https://www.cambridge.gov.uk/media/clnd0gqm/housing-strategy-2024.pdf ; **HRA** Business Plan 2025-2026 https://democracy.cambridge.gov.uk/documents/s67911/Appendix%201%20-%20HRA%20BSR%202025-26.pdf including new build programme 17 sites also shown in programme https://www.cambridge.gov.uk/affordable-housing-programme ; **empty homes** https://www.cambridge.gov.uk/empty-homes ; **MMC** completed 16 affordable homes; housing schemes in progress ; Mill Road 112 homes, Cromwell Rd 65 homes, Colville Phase 2 43 homes, Meadows and Buchan 22 homes; Campkin Road 50 homes; Clerk Maxwell 14 homes, Orchard Park 30 homes, The Mews 10 homes, Fen Road 12 homes, Colville Road phase 3 32 homes, Ditton Fields 6, Borrowdale 3, Approved schemes not started 113 homes; CPCA funding for Fanshawe Rd; acquisition policy s106 https://democracy.cambridge.gov.uk/mgIssueHistoryHome.aspx?IId=30974 , **JV** Cambridge Investment Partnership commitment to 2000 homes with Hill Group three additional sites 2925 Newbury Farm, ATS/Murketts Histon Road, and Fanshawe Road., https://democracy.cambridge.gov.uk/documents/s70543/Loan%20Facilities%20for%20CIP.pdf , https://www.cambridge.gov.uk/news/2025/12/09/300-families-move-into-brand-new-council-homes-across-cambridge , https://www.hill.co.uk/cambridge-city, https://www.ip-cambridge.co.uk/ , 120 homes Barnwell https://www.cambridge.gov.uk/news/2025/11/19/120-council-home-development-in-east-barnwell-marks-project-milestone ; **regeneration** Cambridge North https://www.cambridge.gov.uk/shaping-north-cambridge , 450 homes https://democracy.cambridge.gov.uk/ieDecisionDetails.aspx?Id=5706 ; Greater Cambridge Partnership City Deal supported 33,500 homes over 15 year period https://www.ip-cambridge.co.uk/ ; **Greater Cambridge Development Corporation** consultation https://www.gov.uk/government/news/new-regeneration-body-to-boost-jobs-homes-and-infrastructure-across-greater-cambridge ; **retrofitting** https://www.cambridge.gov.uk/net-zero-retrofit-pilot-project ; https://www.cambridge.gov.uk/media/11676/retrofitting-your-home-report.pdf , https://www.cisl.cam.ac.uk/news-and-resources/publications/delivering-retrofit-scale-together-better-homes-healthier-resilient https://www.cambridge.gov.uk/media/00zgteqm/retrofitting-your-home-addendum-2023-09.pdf **; climate change** https://www.cambridge.gov.uk/climate-change-and-sustainability ; CLT https://ittakesacity.org.uk/advocacy/community-land-trust/ ;	Y	Y	N
Cambridgeshire CC (2026) Company This Land	E/CPCA	Y	Y	Y	Y	Y	**Company** This Land https://this-land.co.uk/ , https://www.cambridgeshire.gov.uk/news/council-publishes-latest-financial-position-with-this-land https://www.bbc.co.uk/news/articles/cz09ndlele8o Eddeva Park 230 homes of which 40% affordable https://this-land.co.uk/eddeva-park-development/ , Soham Eastern Gateway 540 homes of which 20% affordable https://this-land.co.uk/soham-eastern-gateway-development/ ; the Acacias 2 homes https://this-land.co.uk/the-acacias-development/	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
East Cambridgeshire (2026) Company Palace Green Homes; East Cambs Trading Co	E/CPCA	Y	Y	Y	Y	Y	**Council strategy** https://eastcambs.gov.uk/sites/default/files/2025-11/Corporate%20Actions%202025%20to%202026.pdf ; **housing strategy** https://eastcambs.gov.uk/sites/default/files/2024-09/housingstrat.pdf ; £100k homes initiative in Kennett **Garden Village** https://eastcambs.gov.uk/services/housing-and-community-advice/find-home/buy-affordable-home ; company Palace Green Homes https://www.palacegreenhomes.co.uk/ Eden Square Ely 13 homes, Kennett **Garden Village** 500 homes with **CLT**, West End Gardens Haddenham 54 homes; Arbour Sq Ely phase 1 former 92 MoD homes; Arbour Sq phase 2 27 homes, The Fledglings Soham 13 homes, Barton Road Ely 6 homes; East Cambridgeshire Trading **Company** https://www.palacegreenhomes.co.uk/2024/05/07/east-cambs-trading-company-business-plan-2024-25/ ; **acquisitions** through either company route;empty homes https://eastcambs.gov.uk/press-releases/2026/council-sets-out-new-plan-bring-empty-homes-back-use ; **retrofitting** https://eastcambs.gov.uk/housing-and-community-advice/cost-living-support/heating-and-energy/energy-incentives-and-schemes, https://eastcambs.gov.uk/sites/default/files/2024-10/East%20Cambs%20Home%20Energy%20Team.pdf ; **urban extension** North Ely 3000 homes https://eastcambs.gov.uk/north-ely-development ; **climate change** https://eastcambs.gov.uk/services/climate-change-and-nature/adapting-changing-climate ; **CLT** https://www.eastcambsclt.org/ Kennett Garden Village. Projects https://www.eastcambsclt.org/projects	Y	N	N
Fenland (2026) Company Fenland Futures Ltd	E/CPCA	N	N	Y	Y	Y	**Council strategy** https://www.fenland.gov.uk/localgov/documents/s18153/Draft%20Business%20Plan%202026-27.pdf ; **company** Fenland Futures ltd https://find-and-update.company-information.service.gov.uk/company/12659496 ; JV Eqans and Clarion to retrofit 200 homes https://www.fenland.gov.uk/article/17861/New-recruits-needed-to-meet-green-homes-capacity-challenge ; https://www.fenland.gov.uk/localgov/mgAi.aspx?ID=10854 ; **acquisition** fund https://opencouncil.network/councils/fenland/decisions/92848 **; JV** with Amplius to build 63 affordable homes https://www.longhurst-group.org.uk/news/work-starts-on-63-affordable-homes-near-wisbech/ ; **Masterplan** Wisbech 1450 homes , regeneration plan 12,000 homes https://www.fenland.gov.uk/media/22683/Wisbech-Regeneration-Plan-2025/pdf/Wisbech_Regeneration_Plan_2025.pdf?m=1764168837167 ; **retrofitting** https://www.fenland.gov.uk/article/18624/Home-Energy-Efficiency-Grants , https://www.fenland.gov.uk/article/16010/Warmer-greener-and-cheaper-homes-as-government-opens-a-triple-win-upgrade-for-social-housing ; **climate change** https://cambridgeshirepeterborough-ca.gov.uk/what-we-deliver-archive/environment/cambridgeshire-cop/local-councils-across-cambridgeshire-tackling-climate-change/	Y	N	N
Huntingdon (2026)	E/CPCA	Y	Y	Y	Y	Y	**Council strategy** https://www.huntingdonshire.gov.uk/media/vehhxpfr/corporate-plan.pdf ; **housing strategy** https://www.huntingdonshire.gov.uk/media/2765/housing-strategy-2020-2025.pdf; https://democracy.huntingdonshire.gov.uk/moderngov/documents/s144126/4.%20HDC%20New%20Housing%20Strategy%2026-31%20OSC.pdf ; **affordable housing delivery** https://democracy.huntingdonshire.gov.uk/moderngov/documents/s136697/3.%20Affordable%20Housing%20Delivery%20Report.pdf ; https://www.huntingdonshire.gov.uk/housing/affordable-development/ ; **acquisition** 21 homes in partnership with Stonewater for the Local Authority Housing Fund. ; **empty homes** https://www.huntingdonshire.gov.uk/housing/empty-homes/ ; **JV** Longhurst Group 50 affordable homes MMC https://www.longhurst-group.org.uk/news/affordable-housing-development-built-using-modern-method-of-construction-completed-in-huntingdon/ , JV 134 BYR homes with MHTV https://www.mtvh.co.uk/news/mtvh-launches-huntingdon-rent-to-buy-development/ **;** JV with Alconbury Weald 6500 homes through range of developers ; **urban extension** St Neots 3500 homes https://www.urbanandcivic.com/portfolio/strategic-sites/wintringham-st-neots/ , https://mcbains.co.uk/projects/wintringham-park ; **retrofitting** https://www.camre.ac.uk/crc-huntingdon-opens-retrofit-green-skills-training-centre/#:~:text=Extended%20reality%20training%20with%20VR,%E2%80%A2 , https://consult.huntingdonshire.gov.uk/kse/event/38440/section/s173884036895228 , https://localpartnerships.gov.uk/projects/huntingdonshire-district-council/ ; **CLT** Houghton and Wyton https://easterncommunityhomes.com/projects/houghton-wyton-community-land-trust/	Y	N	N
Peterborough (2026)	E/CPMCA	Y	Y	Y	Y	Y	**Council strategy** https://democracy.peterborough.gov.uk/documents/s54427/Appendix%201%20-%20Updated%20Corporate%20Strategy%20Cabinet.pdf ;	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://democracy.peterborough.gov.uk/documents/s52949/Item%205.%20Appendix%201%20-%20Housing%20Strategy%202024-2029.pdf ; **acquisitions** 6 homes for care leavers https://democracy.peterborough.gov.uk/documents/s57043/2025.08.06%20Acquisition%20of%206%20x%201-Bed%20Flats%20Cabinet%20Paper.pdf , 25 homes for refugees https://democracy.peterborough.gov.uk/documents/s50175/10.%20Acquisition%20of%20Homes.pdf ; **empty homes** https://www.peterborough.gov.uk/residents/housing/empty-homes ; **JV** with Cross Key Homes Medesham Homes being dissolved https://democracy.peterborough.gov.uk/documents/s57043/2025.08.06%20Acquisition%20of%206%20x%201-Bed%20Flats%20Cabinet%20Paper.pdf , https://www.medesham.com/about/ ; **masterplan** Station Quarter 700 homes https://www.bbc.co.uk/news/articles/cq51xw87wxko ; masterplan Embankment 350 homes https://www.1staccessselfstorage.co.uk/news/peterborough-city-council-publishes-vision-embankment/ ; **urban extension** Great Haddon 5350 homes https://bsg-ecology.com/significant-urban-extension-receives-planning-permission/ ; **regeneration** MCA Growth Plan 4,000-4350 homes in city centre https://www.peterborough.gov.uk/council/planning-and-development/regeneration/city-centre-programme/shaping-the-future-of-peterborough-city-centre ; **retrofitting** https://www.peterborough.gov.uk/council/planning-and-development/energy/warm-homes-local-grant ; https://cambridgeshirepeterborough-ca.gov.uk/news/tag/retrofit/ ; https://scambs.moderngov.co.uk/documents/s140405/Appendix%20A.pdf ;			
South Cambridgeshire (2026) Company South Cambs Ltd	E/CPCA	Y	Y	Y	Y	Y	**Council strategy** https://www.scambs.gov.uk/about-your-council/our-corporate-plan/sustainable-homes-and-vibrant-places ; **housing strategy** for Gtr Cambridge https://southcambsweb.azurewebsites.net/housing/housing-policies-and-strategies/greater-cambridge-housing-strategy-2024-to-2029 ; **HRA** https://scambs.moderngov.co.uk/ieDecisionDetails.aspx?Id=12966 ; new build council homes in development **JV** Keep Moat Northstowe 60 affordable homes, JV Hayfield Homes in Over 18 affordable homes, JV Tilla Homes 56 affordable homes, JV Hill Fullbourne 33 affordable homes , JV Redrow 47 homes Sawston, JV Dyason 4 homes West Wrattling https://www.scambs.gov.uk/housing/new-build-council-homes ; completed council homes Orwell 4 Homes with Ermine Construction, JV Morris Homes Gamlingay , 13 homes, JV Redrow Barrington 34 homes , JV Cottenham 10 homes, JV David Reed homes 3 homes Gt Abington, Sawston 63 homes, JV Prime Crest 8 homes Melbourne, JV Swavesey Matthew Homes 12 homes, https://www.scambs.gov.uk/housing/new-build-council-homes ; **acquisition** target 75 homes pa, 53 acquired Fulbourne https://scambs.moderngov.co.uk/ieDecisionDetails.aspx?AIId=101029 ; **JV** Hill and Co South Cambs Investment Partnership https://www.hill.co.uk/south-cambridgeshire , Cambourne 256 homes https://www.scambs.gov.uk/news/cambium-square-development-continues-at-pace-in-cambourne ; **empty homes** https://www.scambs.gov.uk/housing/empty-homes ; **company** South Cambs Ltd https://find-and-update.company-information.service.gov.uk/company/08336413 ; **new town** Waterbeach 4500 homes https://www.costar.com/article/1690048192/royal-london-joint-venture-gets-go-ahead-for-4500-home-new-town-project ; **retrofitting** https://www.scambs.gov.uk/news/councils-awarded-5-million-to-install-water-saving-measures-in-council-buildings ; https://scambs.moderngov.co.uk/documents/s140193/Retrofit+Guide+Early+Findings+Report.pdf ; https://scambs.gov.uk/climate-and-environment/energy-saving/home-energy-advice ; **CLT** Cambridge https://clfcvillage.org/wp-content/uploads/2015/09/CCLF-Leaflet-Online.pdf, Duxford https://scambs.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=23660 ; Histon and Impington https://easterncommunityhomes.com/projects/histon-and-impington-community-land-trust/	Y	Y	N

East Midlands CCA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Amber Valley (2026)	EM/ EMC CCA	N	Y	Y	Y	Y	**Council strategy** https://www.ambervalley.gov.uk/media/1305/priorities_plan_2024_sg0624.pdf2023-2027 ; housing strategy 2019-2024 https://www.ambervalley.gov.uk/housing/housing-strategy/ ; **acquisitions** took possession first four council homes £9m fund https://www.bbc.co.uk/news/articles/crej37eqrdzo **; empty homes** https://www.ambervalley.gov.uk/housing/empty-homes/**;regeneration** Future High Streets Fund and programme in Heanor through Heanor is Home: masterplans for 4 locations https://www.ambervalley.gov.uk/planning/planning-policy/development-briefs-and-masterplans/ ; **JV** with Futures Housing Group HA for 28 affordable homes https://housingdigital.co.uk/amber-valley-partnership-provides-28-new-homes/ ; **climate change**; https://www.ambervalley.gov.uk/community/climate-change/12m-in-government-green-grants-are-helping-amber-valley-borough-council-transform-homes-and-cut-carbon-emissions/ **retrofitting The** Public Sector Decarbonisation Scheme (PSDS) used for range of schemes including energy schemes for 180 homes https://www.ambervalley.gov.uk/community/climate-change/12m-in-government-green-grants-are-helping-amber-valley-borough-council-transform-homes-and-cut-carbon-emissions/	Y	Y	N
Ashfield (2026)	EN/E MCA	N	Y	E	N	Y	**Council strategy** https://democracy.ashfield.gov.uk/documents/s22431/Enc.%202%20Strategic%20Direction%20Refresh.pdf ; **acquisitions** and use of s106 for affordable housing https://democracy.ashfield.gov.uk/documents/s22431/Enc.%202%20Strategic%20Direction%20Refresh.pdf ; **housing strategy** and affordable housing delivery strategy and action plan includes acquisitions policy https://www.ashfield.gov.uk/housing/housing-strategy-and-research/ ; **HRA** 77 new properties 2023-2024 financial year which included 62 new builds and 15 acquisitions. https://democracy.ashfield.gov.uk/documents/s32596/20250207161111_005982_0009684_HousingRevenueAccountMediumTermForecast202425202829.pdf ; **empty homes** https://www.ashfield.gov.uk/housing/empty-or-nuisance-properties/empty-homes-matchmaking/ ; **regeneration** 3 town masterplans, council's own development to convert shop to 20 homes in Kirby with air source heat pumps and solar panels https://www.ashfield.gov.uk/news/plans-submitted-for-new-apartment-complex/#:~:text=Ashfield%20District%20Council%20have%20formally,businesses%20feeling%20the%20positive%20impact**. JV** with Langcroft Developments for 55 retirement homes at Pond Hole, 14 homes in Kirby on site of former Wyvern Club https://www.ashfield.gov.uk/news/apartment-plans-given-green-light/ , **retrofitting** https://www.ashfield.gov.uk/housing/adapting-and-improving-your-home/home-upgrade-grant/ ; https://www.ashfield.gov.uk/environmental-health/environmental-protection/home-energy-conservation-act-1995-heca-report-2023/ ; https://www.local.gov.uk/case-studies/retrofit-action-planning-ashfield , Multi- https://www.sustainablebuildinguk.com/portfolio/decarbonisation-retrofit-ashfield/ , https://democracy.ashfield.gov.uk/documents/s30534/0710%20Award%20of%20Retrofit%20Professional%20Services%20Contractor%20for%20Devolution%20Funded%20Works.pdf ; https://www.ashfield.gov.uk/environmental-health/environmental-protection/home-energy-conservation-act-1995-heca-report-2023/ **climate change** https://www.ashfield.gov.uk/your-council/strategies-plans-and-policies/climate-change-strategy/	Y	Y	N
Bassetlaw (2026) Sole owner Bersahill Dev Co	EM/ EMC CA	N	N	Y	Y	Y	**Council strategy** working with EMCCA on funding for housing development on brownfield land and former school site https://bassetlaw.moderngov.co.uk/ieListDocuments.aspx?CId=147&MID=978#AI10337 ; **housing strategy** and delivery plan https://www.bassetlaw.gov.uk/housing-services/housing-strategy-and-delivery-plan/ ; **HRA** https://bassetlaw.moderngov.co.uk/documents/s13145/9a%20-%20Housing%20Revenue%20Account%20Budget%202025-26%20and%20future%20years%20to%202029-30.pdf , capital programme includes housing development at Radford Street and sheltered housing developments at Westmoreland House. HRA also has approved plans to purchase additional properties to expand on its existing portfolio. A total of £28.8M has been approved in the HRA capital programme; **acquisitions** new build 2024/25 council planned to purchase 9 two-bedroom houses at Firbeck Fields development in Langold from developer Gleesons. A total of £3.464 million in unused RTB receipts was available at the start of April 2024 for the acquisition of new-build housing, with a plan to spend £1.29 million in 2024/25 and a further £2.174 million in 2025/26. As of mid-2025, the council also had a deposit paid for 10 properties at Gateford Park.; empty	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							homes https://www.bassetlaw.gov.uk/housing-services/empty-homes-strategy/ ; **Masterplans** for Worksop and Harworth and Bircotes; council company Bersahill sole owner since 2023 https://www.eastmidlandsbusinesslink.co.uk/mag/property/council-becomes-sole-owner-of-building-development-company/ ; **urban extensions** Peaks Hill Farm 1080 homes https://www.bassetlaw.gov.uk/planning-and-building-control/planning-policy/bassetlaw-local-plan-2020-2038/draft-bassetlaw-local-plan/previous-versions-of-the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-november-2020/peaks-hill-farm-concept-plan/ ; Ordsall South 890-1100 homes http://ordsallsouth.info/ ; **Garden Village** 3500 homes https://www.bassetlaw.gov.uk/planning-and-building-control/planning-policy/bassetlaw-local-plan-2020-2038/draft-bassetlaw-local-plan/bassetlaw-local-plan-2020-2037-publication-version-august-2021/site-sheets/bassetlaw-garden-village/ ; **retrofitting** https://www.bassetlaw.gov.uk/climate-change/retrofit-in-bassetlaw/ **;** https://www.bassetlaw.gov.uk/media-centre/news/news-archive/news-september-2025/bassetlaw-leads-the-way-in-energy-efficiency-with-hug2-success/ **;** https://www.bassetlaw.gov.uk/housing-services/energy-efficiency/eco4-and-statement-of-intent-version-1/ **;** https://www.bassetlaw.gov.uk/climate-change/warm-homes-local-grant/ ; **climate change** https://www.bassetlaw.gov.uk/climate-change/ ;			
Bolsover (2026) Company Dragonfly	EM/ EMC CA	Y	Y	Y	Y	Y	**Council strategy** https://www.bolsover.gov.uk/services/c/council-plan ; Housing Strategy 2024-2029 target 200 homes 2024-2028 via **Company** Dragonfly 2021-2024 built 103 homes in Bolsover Homes programme https://www.bolsover.gov.uk/services/h/housing-strategy/housing-strategy ; **acquisition** 37 properties, 12 homes https://committees.bolsover.gov.uk/documents/s31192/Council%20report%20-%20s106%20Boleappleton%20Farm%20003.pdf ; **empty homes** https://www.bolsover.gov.uk/services/e/empty-properties ; **urban extension** 547 homes https://committees.bolsover.gov.uk/documents/s31520/25.00069.REM%20Bolsover%20North%20-%20Report%20for%2001.2026.pdf ;**retrofitting** https://committees.bolsover.gov.uk/documents/s30201/3997_EMCCA+RETROFIT+STRATEGY_1.pdf ; https://www.local.gov.uk/case-studies/bolsovers-low-carbon-housing-action-plan , https://www.sustainablebuildinguk.com/portfolio/multi-measure-energy-efficiency-works-bolsover/ , https://committees.bolsover.gov.uk/documents/s23724/Retrofit%20and%20Green%20Skills%20-%20Executive%20Report%20002%20002%20002.pdf , https://committees.bolsover.gov.uk/ieIssueDetails.aspx?IId=11823&Opt=3 , https://committees.bolsover.gov.uk/documents/s28793/Executive%20Report%20-%20wave%203.pdf , **climate change** decarbonisation through mine water case study https://www.local.gov.uk/case-studies/decarbonisation-through-mine-water-energy-bolsover-district-council ;	Y	Y	N
Broxtowe (2026)	EM/ EMC CA	N	Y	Y	Y	Y	**Council strategy** https://www.broxtowe.gov.uk/media/enobjs4b/corporate-plan-2024-2029.pdf ; **housing strategy**https://www.broxtowe.gov.uk/media/qp4j3t0v/housing-strategy-2025-28-july.pdf ; **HRA** https://democracy.broxtowe.gov.uk/documents/s40641/App%202%20-%20HRA%20and%20Rents.pdf ; 51 homes Coventry Lane Bramcote and 5 homes Bramcote https://www.broxtowe.gov.uk/news-events/news/press-releases-2025/may-2025/broxtowe-borough-council-secures-new-homes-with-peter-james-homes-to-meet-local-housing-needs/ ; **Acquisitions** policy https://democracy.broxtowe.gov.uk/documents/s33101/Enc.+1+for+Housing+Acquisitions+Policy.pdf ; 46 new homes https://www.broxtowe.gov.uk/news-events/news/press-releases-2025/july-2025/broxtowe-borough-council-continue-to-increase-housing-stock-with-forty-six-additional-properties/ ; Affordable housing policy case study https://www.local.gov.uk/case-studies/affordable-housing-programme-broxtowe-borough-council ; **empty homes** https://www.broxtowe.gov.uk/emptyhomes **; JV** with Peter James Homes https://www.broxtowe.gov.uk/news-events/news/press-releases-2026/january-2026/first-affordable-homes-handed-over-at-hemlock-gate-in-bramcote/ **masterplan** Toton and Chetwynd Barracks **garden community** 4500 homes https://www.broxtowe.gov.uk/for-you/planning/planning-policy/supplementary-planning-documents-spds/toton-and-chetwynd-barracks-strategic-masterplan-supplementary-planning-document-spd/ ; **retrofitting** https://democracy.broxtowe.gov.uk/ieDecisionDetails.aspx?AIId=18184 , https://www.broxtowe.gov.uk/news-events/news/press-releases-2025/july-2025/more-energy-efficient-homes-for-eastwood/ , https://www.broxtowe.gov.uk/for-you/community-living/warm-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							homes/energy-company-obligation-eco/ ; https://www.broxtowe.gov.uk/news-events/news/press-releases-2025/june-2025/broxtowe-borough-council-awarded-more-than-16-million-to-improve-council-housing-energy-efficiency/ ; https://nottstv.com/broxtowes-first-devolution-funding-allocated-for-warmer-bungalows/ ; **climate change** https://www.broxtowe.gov.uk/media/10650/climate-change-green-futures-strategy-2023-27-web.pdf			
Chesterfield (2026)	EM/ EMC CA	Y	Y	Y	Y	N	**Council strategy** https://chesterfield.moderngov.co.uk/documents/s45051/Council%20Plan%202023%20-%202027%20Council%20Report%20Appendix%201.pdf ; **Housing strategy** https://chesterfield.gov.uk/media/dbkog5x3/chesterfield-borough-council-housing-strategy-2024-to-2027.pdf ; **HRA** https://chesterfield.moderngov.co.uk/documents/s52184/HRA%20Report%20-%20final%20-%2017-02-25.pdf ; capital programme https://chesterfield.moderngov.co.uk/documents/s52128/HRA%20Capital%20Programme%202025-26.pdf , development of 40 homes https://www.chesterfield.gov.uk/housing/information-for-tenants-and-leaseholders/repairs-improvements-and-adaptations/building-new-homes/ development new homes Middlecroft Cluster 6 homes at high energy ratings EPC A, Mastin Moor 18 homes with request for grant from EMCC, Aston Ct plus 3 additional homes; 22 affordable Old Whittington https://www.ncha.org.uk/about-us/news/new-homes-and-developments/were-building-more-homes-in-chesterfield/ ; **acquisition** objective 100 homes for social rent 2024-2027; masterplans Chesterfield Waterside 1500 homes https://chesterfieldwaterside.co.uk/ , Chesterfield town centre master plan 3900 homes https://www.chesterfield.gov.uk/business-and-economic-growth/regeneration-and-economic-growth/chesterfield-town-centre-masterplan/ ; **urban extension** Staveley and Rother Valley 2000 homes https://www.chesterfield.gov.uk/planning-and-building-control/major-developments/staveley-and-rother-valley-corridor/ ; **retrofitting** https://www.chesterfield.gov.uk/housing/information-for-tenants-and-leaseholders/repairs-improvements-and-adaptations/making-our-homes-more-energy-efficient/ , https://www.chesterfield.gov.uk/health-and-environment/weather-and-climate-change/climate-change/climate-change-news/setting-the-standard-for-decarbonisation/ https://www.chesterfield.gov.uk/health-and-environment/weather-and-climate-change/climate-change/climate-change-news/chesterfield-s-off-grid-households-receive-energy-efficient-boost/ ; **climate change** https://www.chesterfield.gov.uk/media/m01bfxqm/climate-change-delivery-plan-2025-2026.pdf ;	N	Y	N
Derby City (2026) Company Derby Homes	EM/ EMC CA	Y	Y	Y	Y	Y	**Council strategy** https://www.derby.gov.uk/council-and-democracy/councillors-democracy-elections/policies-plans/council-plan/ ; **housing strategy** https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/derby-housing-strategy-2020-2029.pdf ; **HRA** https://www.derby.gov.uk/news/2025/december/plan-to-reverse-housing-decline-and-deliver-city-homes/ to add 3000 homes to stock, ; ALMO **company** Derby Homes https://www.derbyhomes.org/about-us/company-information/ , delivery plan 2025-2026 https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/derby-housing-strategy-2020-2029.pdf ; **acquisitions** former student homes purchased and remodelled for TA https://www.local.gov.uk/case-studies/abbey-lodge-affordable-housing-redevelopment-derby-city-council , acquisition 9 vacant homes and land using CPO https://www.derby.gov.uk/news/2025/september/future-of-nine-empty-homes-to-be-decided-by-cabinet/ ; **empty homes** https://www.derby.gov.uk/housing/empty-homes/empty-homes-strategy/#page-1 ; **regeneration** and **JV** with Kier and Rolls Royce for 370 homes Osmaston some affordable https://www.derby.gov.uk/environment-and-planning/regeneration-and-economic-growth/regeneration-projects/osmaston-regeneration/ ; **EMCCA** and Homes England partnership for 700 homes in Derby https://www.derby.gov.uk/news/2025/december/homes-england-emcca-partnership/ ; **regeneration** Castleward Urban village CPO 800 homes https://www.derby.gov.uk/environment-and-planning/regeneration-and-economic-growth/regeneration-projects/castleward-urban-village/#page-1 ; **retrofitting** https://www.derby.gov.uk/news/2025/november/derby-gets-1-6-m-for-warm-homes/ , climate change https://www.derby.gov.uk/environment-and-planning/climate-change/council-climate-actions/#page-1 ;	Y	Y	Y
Derbyshire CC (2026)	EM/ EMC CA	Y	Y	Y	Y	N	JVs under review and Concertus Derbyshire ended https://opencouncil.network/meetings/85334	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Derbyshire Dales (2026)	EM/ EMC CA	Y	N N	Y	Y	N	**Council strategy** https://www.derbyshiredales.gov.uk/your-council/corporate-plan#h1 ; former HRA RTB Derbyshire Clause within the Peak Park https://www.derbyshiredales.gov.uk/housing/housing-strategy-and-enabling/housing-strategy/buying-or-selling-a-home-with-the-derbyshire-clause#h1; council as landlord https://www.derbyshiredales.gov.uk/housing/housing-strategy-and-enabling/new-homes/the-council-as-a-landlord **acquisitions** and developing homes through Nottingham Community Housing Association 35 affordable properties in Cavendish Drive, Ashbourne, to be delivered by Nottingham Community Housing Association (NCHA), 32 affordable properties to be delivered in Ashbourne by Futures Housing, 42 affordable properties in Bakewell to be delivered on a scheme by NCHA, 9 affordable properties in Youlgrave to be delivered on a scheme by Peak District Rural Housing Association, 27 affordable properties in Darley Dale to be delivered on a scheme by East Midlands Housing, 10 social rented units in Brailsford on a scheme, plus 7 more in Ashbourne, 2 in Darley Dale, and 3 in Wirksworth, all to be delivered by the District Council.; **retrofitting** https://www.derbyshiredales.gov.uk/your-council/news-and-social-media/latest-news/mayoral-visit-and-local-retrofit-strategy-launch https://www.find-tender.service.gov.uk/Notice/017677-2026 ; **climate change** file:///C:/Users/janic/Downloads/C0241_CLC_DDDC_Net-Zero_Aug-20_R2%20(FINAL)%20accessible.pdf ; **CLT** Youlgrave http://www.youlgravecommunitylandtrust.org/ ; Tideswell https://www.tideswellclt.org/	N	N	N
Erewash (2026)	EM/ EMC CA	N	N	N	N	N	**Council strategy** https://www.erewash.gov.uk/sites/default/files/2026-03/Corporate%20Strategy%202024-2028%20Refreshed%20April%202026.pdf ;empty homes https://www.erewash.gov.uk/housing/privately-rented-homes/empty-homes ; **urban extension** Kirk Hallam 1000 homes https://www.erewash.gov.uk/sites/default/files/2025-06/Boyer%20Planning%20%28South%20West%20of%20Kirk%20Hallam%29.pdf ; **retrofitting** https://letstalk.erewash.gov.uk/home-energy-advice-retrofit/widgets/129804/documents , https://www.erewash.gov.uk/housing/warmer-and-greener-homes/home-energy-advice ; **climate change** https://erewash.moderngov.co.uk/documents/s39337/Item%207%20appendix%201%20Climate%20Change%20Strategy%202025%20to%202030-compressed.pdf ;	N	N	N
Gedling (2026)	EM/ EMC CA	N	N	E	N	N	**Council strategy**https://www.gedling.gov.uk/sites/default/files/2026-03/GedlingCouncil_Plan_2026-28.pdf; **Housing strategy 2025-2030** https://democracy.gedling.gov.uk/documents/s44087/Appendix%201%20-%20Housing%20Strategy%202025-2030.pdf ; **acquisitions** budget £2m https://democracy.gedling.gov.uk/documents/s34094/Report%20to%20Cabinet%20-%20Burton%20Road%20and%20Station%20Road%20Final.pdf ; **empty homes** https://www.gedling.gov.uk/housing/empty-properties ; **masterplan** Arnold 54 homes https://democracy.gedling.gov.uk/documents/s42070/Background%20doc%20-%20Ambition%20Arnold%20Visionary%20Masterplan%20Cabinet%20Report.pdf ; **urban extensions** Top Wighay Farm 805 homes https://www.persimmonhomes.com/news/plans-submitted-for-new-homes-near-hucknall , Teal Close 1300 homes https://www.gedlingeye.co.uk/residents-to-have-their-say-about-where-hundreds-of-homes-could-be-built-near-their-villages/ ; ; **retrofitting** https://www.gedling.gov.uk/national-empty-homes-week-2026 , https://democracy.gedling.gov.uk/ieDecisionDetails.aspx?Id=1661 , with combined authority https://democracy.gedling.gov.uk/documents/s35980/Appendix%20A.pdf ; **climate change** programme https://gateshead.moderngov.co.uk/documents/s45406/Climate+Emergency+Update.pdf , https://democracy.gedling.gov.uk/ieDecisionDetails.aspx?Id=1290 . https://www.gedling.gov.uk/environment-and-climate/carbon-management-strategy	N	N	N
High Peak (2026)	EM/ EMC CA	N	N	Y	Y	Y	**Council strategy** https://indd.adobe.com/view/e65d2765-c156-45c9-a17f-979d2d285208 ; **housing strategy** and delivery plan https://www.highpeak.gov.uk/article/1348/Housing-Strategy#h1 **HRA** business plan https://democracy.highpeak.gov.uk/documents/s16298/Appendix%20C%20Budget%20and%20Medium%20Term%20Financial%20Plan%20202021%20-%20202223.pdf ; **empty homes** https://www.highpeak.gov.uk/EmptyProperties ; **JV** Norse housing repairs https://www.facilitatemagazine.com/content/news/2022/07/05/norse-group-forms-new-company-midlands-councils	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Mansfield (2026)	EM/ EMC CA	Y	Y	N	Y	N	**Council strategy** https://www.mansfield.gov.uk/downloads/file/1347/towards-2030-a-strategy-for-mansfield ; **HRA** https://mansfield.moderngov.co.uk/documents/s7748/Medium%20Term%20Financial%20Plan%20202627%20to%20202829.pdf ; **delivery** 600 council homes https://www.mansfield.gov.uk/news/article/12983/new-social-housing-approved-for-derelict-mansfield-town-centre-site ; 77 council homes Cemetery Rd https://www.mansfield.gov.uk/news/article/12914/work-to-build-more-social-housing-in-mansfield-begins-on-site; **empty homes** https://www.mansfield.gov.uk/private-sector-housing/empty-properties-2 ;urban extension Berry Hill 1700 homes https://www.bbc.co.uk/news/articles/cd0jgnmjjjzo ; **Masterplan** Town Centre to include homes https://www.mansfield.gov.uk/planning-policy/town-centre **; retrofitting** https://www.mansfield.gov.uk/council-tenants/improvements-council-home ; https://mansfield.moderngov.co.uk/mgIssueHistoryChronology.aspx?IId=948&Opt=2 ; https://www.mansfield.gov.uk/news/article/8496/mansfield-pilots-national-insulation-scheme ; **climate change** https://www.mansfield.gov.uk/downloads/file/3037/mdc-climate-change-strategy-feb-2022 ;	N	Y	N
Newark and Sherwood (2026)	EM/ EMC CA	N	Y	Y	Y	Y	**Council strategy** https://democracy.newark-sherwooddc.gov.uk/documents/s17753/25.09.23%20-%20Community%20Plan%20Appendix%201.pdf ; **housing strategy** and delivery plan https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/our-policies/policies-and-procedures/council-strategies/Housing-Strategy-and-Delivery-Plan.pdf ; **HRA** https://democracy.newark-sherwooddc.gov.uk/ieDecisionDetails.aspx?Id=1131 ; 5 bungalows https://www.newark-sherwooddc.gov.uk/latest-news/2025/september/district-council-to-invest-in-bungalows/ ; **estate regeneration 207** new homes https://www.newark-sherwooddc.gov.uk/yorkedrivefocus/ ; TA https://www.newarkadvertiser.co.uk/news/500k-refurbishment-for-homeless-accommodation-9463050/ ; **empty homes** https://beta.newark-sherwooddc.gov.uk/community-environment/your-environment/empty-buildings ; **new settlemen**t Middlebeck 3150 homes Urban and Civic https://www.bbc.co.uk/news/articles/c8r47jkjer5o ; **JV** Newark Regeneration Plan with Lovells 207 homes https://democracy.newark-sherwooddc.gov.uk/documents/s24341/11.11.25%20-%20Plan%20for%20Neighbourhoods%20-%20Appendix%201.pdf ; Ollerton **Regeneration** former town hall converted to 8 homes; **retrofitting** https://www.newark-sherwooddc.gov.uk/latest-news/2025/may/retrofit-devolution-scheme-helps-save-thousands/ ; https://www.newark-sherwooddc.gov.uk/latest-news/2026/april/funding-to-transform-homes-with-energy-efficiency/ ; https://beta.newark-sherwooddc.gov.uk/housing/make-your-home-more-energy-efficient ; https://democracy.newark-sherwooddc.gov.uk/documents/s13291/Item%2013%20Decarbonisation%20Briefing_HC%2014.03.22.pdf ; **climate change** https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/our-policies/policies-and-procedures/climate-change-emergency/Greening-Newark-and-Sherwood-Action-Plan.pdf	Y	Y	N
North East Derbyshire (2026)	EM/ EMC CA	Y	Y	Y	Y	Y	**Council strategy** https://www.ne-derbyshire.gov.uk/about-the-council/council-plan-2023-2027 ; **housing strategy** https://democracy.ne-derbyshire.gov.uk/documents/s22811/Cabinet%20Report%20Jan%202025%20-%20Housing%20Strategy.pdf ; **HRA** https://democracy.ne-derbyshire.gov.uk/documents/s25321/FINAL%20Report%20-%20Cabinet%20MTFP%202026-27.pdf ; **empty homes** https://www.ne-derbyshire.gov.uk/land-and-property/empty-homes ; **JV** with Rykneld Homes https://www.rykneldhomes.org.uk/find-a-home/ , https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/council-agrees-financial-plan-to-safeguard-services-and-invest-in-homes , 11 homes in Clay Cross https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/affordable-green-homes-for-clay-cross , 70 homes North Wingfield https://www.efficiencynorth.org/70-new-homes-for-north-east-derbyshire-on-site/ ; **urban extension** Egstow Park 850 homes https://www.stmodwenhomes.co.uk/new-homes-for-sale/yorkshire/egstow-park-chesterfield ; **regeneration** Wingerworth 100 homes https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/the-avenue-regeneration-project-gets-up-to-1m-funding-boost ; former Milford Mills 69 homes https://www.eastmidlandsbusinesslink.co.uk/mag/featured/new-homes-take-shape-at-historic-milford-mills/ ; **retrofitting** https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/new-partnership-launches-free-home-energy-upgrades-in-north-east-derbyshire ; https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/9m-allocated-to-improve-the-homes-of-north-east-derbyshire-residents ; https://www.sustainablebuildinguk.com/portfolio/shdf-wave-2-retrofit-decarbonisation-project-rykneld-homes/ ; https://www.ne-derbyshire.gov.uk/news-and-media/latest-news/new-partnership-launches-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							free-home-energy-upgrades-in-north-east-derbyshire ; **climate change** https://www.ne-derbyshire.gov.uk/environmental-health/climate-change/our-commitment ;			
Nottingham City Council (2026) Company Blueprint	EM/ EMCCA	Y	Y	Y	Y	Y	**Council strategy** https://committee.nottinghamcity.gov.uk/documents/s168761/Enc.1forOurCouncilPlan2025-29.pdf; **housing strategy** https://www.nottinghamcity.gov.uk/media/htcl5omy/housing-strategy_draft.pdf ; **HRA** https://committee.nottinghamcity.gov.uk/documents/s157970/HRA%20Budget%20Report%20FINAL.pdf ; **ALMO** Nottingham City Homes (NCH) https://www.nottinghamcityhomes.org.uk/ , https://www.nottinghamcityhomes.org.uk/media/yxuljea1/group-board-130225.pdf ; **delivery** https://committee.nottinghamcity.gov.uk/documents/s161302/Social+Housing+Delivery+Progress.pdf ; **acquisitions** 60 https://committee.nottinghamcity.gov.uk/documents/s157896/Programme+of+acquisitions+for+social+housing+2024-2026.pdf , https://www.nottinghamschools.org.uk/housingservices/latest-news/council-buys-60-homes-to-help-people-in-housing-need/ ; **empty homes** https://www.mynottinghamnews.co.uk/filling-empty-homes/ ; **company** Blueprint https://find-and-update.company-information.service.gov.uk/officers/75cNWr90Vu8n7jdIpBiZdiOLUzY/appointments , https://www.blueprintregeneration.com/partners/ , Trent Basin 350 homes https://www.blueprintregeneration.com/project/trent-basin-nottingham-waterside/ , Elm Place 66 low energy homes https://www.blueprintregeneration.com/project/elm-place/ , Fruit Market 39 homes https://www.fruitmarket.info/ ; **JV** EMH with Owl Partnerships and EMCCA former nuclear bunker 104 homes https://housingdigital.co.uk/nottingham-housing-scheme-has-all-the-nuclear-mod-cons/ ; **regeneration** Broad March with HE 1000 homes https://www.gov.uk/government/news/homes-england-agrees-purchase-of-key-nottingham-regeneration-site ; **Growth Plan** https://www.nottinghamcity.gov.uk/media/p3deusme/nottingham-economic-growth-plan_v9_final.pdf ; **retrofitting** https://www.ncchousing.org.uk/your-home/warmer-greener-homes/carbon-neutral-nottingham/whole-house-retrofit/ ; https://www.geoplace.co.uk/case-studies/using-the-uprn-in-energy-retrofitting ; https://thekeegansgroup.com/framework/nottingham-city-council ; https://www.gsenetzerohub.org.uk/wp-content/uploads/2020/05/Nottingham-Deep-Retrofit-Energiesprong.pdf ; **climate change** https://www.cn28.co.uk/media/nwplzbc0/2028-carbon-neutral-action-plan-v2-160620.pdf ; **CLT** https://find-and-update.company-information.service.gov.uk/company/RS007780 ;	Y	Y	Y
Nottinghamshire CC (2026) Company Barwood Strategic Land	EM/ EMCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.nottinghamshire.gov.uk/media/l54nlkls/ncccouncilplan2025.pdf ; **company** Barwood strategic land LLP https://find-and-update.company-information.service.gov.uk/officers/E5hFmHXJdMhhhxObxEaobjEsyLI/appointments , https://www.barwoodland.co.uk/ ; **JV** ARC with Scape https://www.arc-partnership.co.uk/ ; company joint owner of SCAPE https://scape.co.uk/the-scape-group ; JV Vistry for 800 homes https://www.vistry.co.uk/media/press-releases/2023/nottinghamshire-county-council-deal ; **retrofitting** https://www.nottinghamshire.gov.uk/business-community/cost-of-living-support/notts-home-energy-support ; https://www.nottinghamshire.gov.uk/business-community/cost-of-living-support/notts-home-energy-support/ec04-statement-of-intent ;	Y	N	N
Rushcliffe (2026)	Em	E	N	Y	N	N	**Council strategy** https://www.rushcliffe.gov.uk/about-us/about-the-council/policies-strategies-and-other-documents/accessible-documents/corporate-strategy-2024-2027/ ; **housing delivery plan** https://www.rushcliffe.gov.uk/media/wxnjx5yv/housing-delivery-plan-2022.pdf ; **acquisitions** affordable homes capital fund https://democracy.rushcliffe.gov.uk/documents/s7687/Enc.%201%20for%20Acquisitions%20and%20Disposal%20Policy.pdf ; **empty homes** strategy https://www.rushcliffe.gov.uk/news-area/get-help-bringing-your-empty-home-back-into-use-1/ ; asset management strategy https://www.rushcliffe.gov.uk/about-us/about-the-council/policies-strategies-and-other-documents/accessible-documents/asset-management-strategy/ ; Bingham **masterplan** 1000 homes https://www.rushcliffe.gov.uk/business/keep-up-to-date/bingham-masterplan/ ; **urban extension masterplan** Gamston and Tollerton 4000 homes https://www.rushcliffe.gov.uk/news-area/rbc-update-on-the-gamstontollerton-strategic-site/ ; **retrofitting** https://www.rushcliffe.gov.uk/environment/carbon-neutral-2030/energy-efficiency-grants-and-renewables/ ; https://www.snughomeinsulations.com/projects/retrofit-shdf-rushcliffe-council ; https://www.eastmidlands-cca.gov.uk/content/uploads/2025/10/East-Midlands-Workshop-3-Report.pdf ;	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
South Derbyshire (2026)	EM/ EMC CA	N	N	N	N	Y	**Council strategy** https://www.southderbyshire.gov.uk/about-us/the-council-plan-2024-2028 ; **housing strategy** https://www.southderbyshire.gov.uk/our-services/housing/housing-and-health-strategy-consultation ; **empty homes** https://www.southderbyshire.gov.uk/our-services/housing/private-tenants-and-landlords/empty-properties-or-untidy-sites; **JV** NCHA and Scope 8 homes https://www.southderbyshire.gov.uk/news/2025/may/accessible-and-affordable-homes-launched-in-chellaston ; **masterplan** Infinity **Garden Village** 4500 homes https://www.derbyshire.gov.uk/site-elements/documents/pdf/council/have-your-say/2022/infinity-garden-village-concept-masterplan.pdf ; council providing access land 25 homes https://www.southderbyshire.gov.uk/news/2023/mar/land-deal-enables-new-affordable-housing-in-newhall ; **masterplan** Swadlincote 600 homes https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/swadlincote-town-centre-masterplan ; **retrofitting** https://www.southderbyshire.gov.uk/our-services/housing/domestic-energy-efficiency , https://www.novussolutions.co.uk/our-work/comprehensive-shdf-wave-1-retrofit-for-enhanced-energy-efficiency-south-derbyshire-district-council/ ; https://www.southderbyshire.gov.uk/news/2022/dec/energy-efficiency-works-start ; https://moderngov.erewash.gov.uk/documents/s41260/Item%205%20Appendix%201%20-%20LAEP%20-%20SD%20Erewash%20LAEP%20-%20Steering%20Group.pdf ; **climate change** https://www.southderbyshire.gov.uk/our-services/climate/climate-and-environment-emergency/what-the-council-is-doing/climate-environment-action-plan ;	Y	Y	N

Greater Lincolnshire CCA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Boston (2026)	EM/ GL CCA	N	Y	Y	Y	Y	**Council strategy** https://www.boston.gov.uk/media/21456/Corporate-Strategy-2020-to-2024/pdf/Corporate_Strategy_2020_to_2024.pdf?m=638016045039800000 ; **housing** part of SE Lincolnshire Partnership https://democracy.boston.gov.uk/documents/s21495/Private%20Sector%20Housing%20Strategy%20Report.pdf ; **JV** with L and G https://www.boston.gov.uk/article/29421/Major-200-Home-Housing-Development-finalised-in-Boston-Lincolnshire, 135 affordable homes funded by HE https://www.amplius.co.uk/development/landmark-reached-in-construction-of-affordable-development-in-boston/ ; **acquisition** Crown House regeneration for retail and new apartments https://www.boston.gov.uk/article/27872/Plans-to-revitalise-Rosegarth-Square-take-shape-with-Crown-House-redevelopment-approval ; Pride in Place housing improvement https://opencouncil.network/decisions/177551 ; **empty homes** https://www.boston.gov.uk/article/30078/Empty-Homes ; **retrofitting** https://www.boston.gov.uk/article/25187/South-East-Lincolnshire-Councils-Partnership-leading-the-way-in-delivering-the-most-home-upgrade-energy-improvements-in-the-Midlands https://www.boston.gov.uk/article/26485/New-community-orchards-created-across-South-and-East-Lincolnshire-following-delivery-of-home-retrofitting-scheme , https://bostongreengroup.co.uk/retrofit-insulation/ , https://democracy.boston.gov.uk/documents/s23299/Home%20Energy%20Advice%20and%20Retrofit%20Team.pdf ; https://www.bbc.co.uk/news/articles/c993d2k9k11o ;	Y	N	N
East Lindsey (2026)	EM/	N	N	Y	Y	Y	**Growth and Prosperity Plan** https://democracy.e-lindsey.gov.uk/documents/s73254/Growth%20and%20Prosperity%20Plan.pdf ; housing strategy https://www.e-lindsey.gov.uk/article/5121/Housing-Strategy-and-Affordable-Housing ; **affordable** housing developments with	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Company Invest east Lindsey	GLCCA						partners Kings Manor, Coningsby includes affordable rented units and first home units 2026 and 2027 , Poppy Fields, Mareham Road, Horncastle includes affordable rented units and first home units 2026 and 2027 , Legbourne Road, Louth includes affordable rented and shared ownership properties Spring 2026, Grimsby Road, Louth mixture of affordable rented and first homes 2026.Tennyson Fields, Louth affordable rented, shared ownership and properties being sold at a discounted market value advertised by Lovell Homes 2026 and 2027, Bracken Park, Brackenborough Road, Louth affordable rented and shared ownership remaining on this development. The next shared ownership units are anticipated to be available from late Spring 2026 and the rented units are due in 2027.Granary Close, Spilsby includes affordable rented units 2026 and 2027. Gleneagles Drive, Woodhall Spa mixture of affordable rented, shared ownership and first homes 2026 and 2027 https://www.e-lindsey.gov.uk/article/6128/New-affordable-housing-developments ; affordable housing s106 specification https://www.e-lindsey.gov.uk/article/29130/Affordable-Housing-Specification-for-S106-Planning-Contributions ; **acquisition** 4 pods for rough sleepers in Skegness https://democracy.e-lindsey.gov.uk/mgAi.aspx?ID=36027 ; **company** Invest East Lindsey https://find-and-update.company-information.service.gov.uk/company/12344896 Invest East Lindsey Housing Development https://democracy.e-lindsey.gov.uk/documents/s72748/Planning%20Policy%20IEL%20Housing%20-%20Feb%202024.pdf Draycott Way Chapel St Leonards 28 homes ; **empty homes** https://www.e-lindsey.gov.uk/article/6157/Empty-Homes ; **urban extension** Skegness Gateway 1000 homes with MCA https://www.greaterlincolnshirelep.co.uk/funding-and-projects/projects/skegness-countryside-business-park/ ; **retrofitting** https://www.e-lindsey.gov.uk/article/24668/Home-Energy-Advice-Service ; https://www.e-lindsey.gov.uk/article/28425/Home-Energy-Advice-and-Retrofit-Team-Including-Grant-Programs ; https://www.e-lindsey.gov.uk/article/16989/Green-Home-Grants-Local-Authority-Delivery-Scheme , https://www.e-lindsey.gov.uk/article/28833/Home-Energy-Advice-Service-to-continue-in-South-East-Lincolnshire-for-a-further-two-years ; **climate change** https://www.e-lindsey.gov.uk/media/20581/Climate-Change-Strategy-Spring-2022/pdf/Climate_Change_Strategy_-_Spring_2022.pdf?m=1651146636043 ; CLT https://democracy.e-lindsey.gov.uk/ecSDDisplayClassic.aspx?NAME=SD2530&ID=2530&RPID=0&sch=doc&cat=13673&path=13235%2c13669%2c13669%2c13673 ;			
Lincoln (2026)	EM/ GLCCA	Y	Y	N	N	Y	**Council strategy** https://www.lincoln.gov.uk/downloads/file/1984/vision-2030 ; **housing strategy** https://www.lincoln.gov.uk/policies-publications/housing-policies-publications/15 ; **HRA** https://www.lincoln.gov.uk/downloads/file/741/hra-business-plan ; **acquisitions** Jasmin Green (Birchwood): **empty homes** https://www.lincoln.gov.uk/private-housing/empty-residential-properties ; **JV** with Belvin Construction and BPM-Architecture Ltd to build 50 energy-efficient homes, including bungalows, flats, and houses (1–5 bedrooms); Graham Taylor Way: 74 homes acquired from Lindum Group for the council waiting list, Rookery Lane: 42 homes (mixed units) completed in 2022 for affordable rent, Hermit Street**:** 11 family homes on a former garage site; Boultham Park Rd 9 energy efficient homes; funding agreement with Homes England for 1000 homes at Charterholme https://www.eastmidlandsbusinesslink.co.uk/mag/featured/37-2m-deal-clears-path-for-1000-homes-in-lincoln/ ; **urban extension** with North Kesteven Greetwell up to 3000 homes ; **retrofitting** https://www.lincoln.gov.uk/environmental-issues/green-sustainable-living-1/4 ; https://www.lincoln.gov.uk/council-housing/planned-improvements-home; https://www.fusion21.co.uk/casestudies/city-of-lincoln-council-tackle-fuel-poverty-through-fusion21s-decarbonisation-framework ; https://www.lincoln.gov.uk/news/article/395/city-of-lincoln-council-launches-warm-homes-project-to-tackle-fuel-poverty-and-cut-carbon-emissions ; **climate change** https://drive.google.com/file/d/1Rj47wTikvTmMnSAjW0M7JeM33hZgdzGk/view ; CLT https://www.sincilbankcommunity.co.uk/community-land-trust ; https://www.emclh.co.uk/case-study-lincoln-birchwood-area-community-land-trust/	Y	Y	N
Lincolnshire CC (2026)	EM/ GLCCA	Y	Y	Y	Y	N	Company dissolved 2024 https://find-and-update.company-information.service.gov.uk/company/11887318;	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
North East Lincs (2026	EM/ GLCCA	N	Y	Y	Y	Y	**Council strategy** https://www.nelincs.gov.uk/assets/uploads/2026/02/13282-Council-Plan-2025-28-V5.pdf ; **housing strategy** https://www.nelincs.gov.uk/assets/uploads/2024/08/Housing-Strategy.pdf ; **empty homes** https://www.grimsbytelegraph.co.uk/news/grimsby-news/councillors-debate-ramped-up-action-11074640 ; **JV** Keepmoat 120 homes Grimsby Dock https://www.nelincs.gov.uk/keepmoat-plans-to-invest-more-than-20-million-into-transformation-of-alexandra-dock/ ; former school site 318 homes https://www.nelincs.gov.uk/transformation-of-former-western-school-site-is-well-underway/ ; Cleethorpes **Masterplan** https://www.nelincs.gov.uk/assets/uploads/2024/06/Cleethorpes-Masterplan-Report_PUBLIC-FINAL_2025_reduced-1.pdf , Grimsby Masterplan https://www.nelincs.gov.uk/come-along-and-chat-to-us-about-grimsby-town-centre-masterplan/ ; **regeneration** empty homes https://www.northlincs.gov.uk/news/tougher-action-paying-off-as-empty-houses-become-homes-again/ ; **urban extension** Grimsby West 3500 homes https://www.nelincs.gov.uk/assets/uploads/2025/06/HAR0925-MASTERPLAN-DOCUMENT_Part1.pdf ; **retrofitting** https://www.nelincs.gov.uk/council-to-help-renovate-up-to-60-homes-on-east-marsh-street/ , https://www.contractsfinder.service.gov.uk/notice/88094e0f-0fc0-4827-9b8a-04faca5ff1f7 ; https://www.nelincs.gov.uk/solar-together-launches-in-north-east-lincolnshire-offering-residents-affordable-renewable-energy-sources/ ; https://www.nelincs.gov.uk/homes-and-property/home-energy/ ; **climate change** https://www.nelincs.gov.uk/assets/uploads/2022/02/Carbon-Roadmap.pdf ;	Y	N	N
North Kesteven (2026) Company Lafford Group	EM/ GLCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.n-kesteven.gov.uk/sites/default/files/2023-03/NK%20Plan%202023-2026.pdf ; **housing strategy** https://www.n-kesteven.gov.uk/sites/default/files/2023-08/Inclusive%20housing%20strategy.pdf ; **HRA** https://www.n-kesteven.gov.uk/sites/default/files/2025-03/Housing%20Revenue%20Account%20Business%20Plan%202025%20-%202055.pdf ; **empty homes** https://www.n-kesteven.gov.uk/homes-property/information-about-housing-north-kesteven/empty-homes ; **company** Lafford Group https://laffordgroup.co.uk/ including Lafford Homes for rent ; former depot 20 homes https://www.n-kesteven.gov.uk/council-news/2023/06/land-which-formerly-housed-depot-has-been-transformed-20-quality-homes ; Petrella Place 26 homes https://laffordgroup.co.uk/petrella-place/ ; Beacon Hollow 59 homes https://laffordgroup.co.uk/beacon-hollow-washingborough/ ; Goose court 27 homes; The Orchards 48 homes https://laffordgroup.co.uk/the-orchards-greylees/ ; **urban extensions** Sleaford West 4000 homes https://www.n-kesteven.gov.uk/planning-building/planning/planning-applications/sleaford-west-application, Lincoln SE Quadrant 3500 homes https://www.n-kesteven.gov.uk/planning-building/planning/planning-policy/supplementary-planning-document-lincoln-south-east-quadrant ; **retrofitting** https://www.n-kesteven.gov.uk/climate-action-plan/climate-action-plan-2025-2026/Buildings/buildings-actions , https://www.n-kesteven.gov.uk/council-news/2025/03/government-grant-secured-makes-ps184m-warmer-council-homes-north-kesteven , https://www.n-kesteven.gov.uk/climate-change/buildings/energy-saving-advice ; **climate change** https://www.n-kesteven.gov.uk/climate-change/climate-action-plan/climate-action-plan-2025-2026/buildings ; **CLT** Wilsford https://www.emclh.co.uk/case-study-rural-clts-wilsford-community-land-trust/	Y	Y	N
North Lincolnshire (2026)	EM/ GLCCA	N	N	Y	Y	N	**Housing strategy** https://www.northlincs.gov.uk/site/documents/housing/housing-plan-2023-2028/ ; **empty homes** https://www.northlincs.gov.uk/council-tax-benefits-and-housing/housing-support-and-financial-assistance/ ; **regeneration** on council site for housing for older people Brumby Wharf https://www.northlincs.gov.uk/news/proposals-sought-for-older-peoples-housing-development/ ; Lincolnshire Lakes 6500 homes https://www.northlincs.gov.uk/jobs-business-and-regeneration/lincolnshire-lakes/ ; **new village** Trent Vale replacing Lincolnshire Lakes https://www.bbc.co.uk/news/articles/cn0n84kl402o **retrofitting** https://www.northlincs.gov.uk/council-tax-benefits-and-housing/energy-efficiency-and-affordable-warmth/ ; https://www.northlincs.gov.uk/news/groundbreaking-solar-panel-scheme-hits-one-million-kilowatt-hours-milestone/ ; https://www.northlincs.gov.uk/your-council/a-green-future/what-is-happening-locally/ ; https://northlincolnshire.moderngov.co.uk/documents/s24201/Acceptance%20of%20the%20Warm%20Homes%20-%20Local%20Grant%20Funding.pdf ; **climate change** https://www.northlincs.gov.uk/your-council/a-green-future/what-we-are-doing-2/#3 ;	N	N	N
South Holland (2026)	EM	Y	Y	Y	Y	Y	**HRA** https://www.sholland.gov.uk/Housing-policies ; **acquisitions** https://democracy.sholland.gov.uk/documents/s46220/Appendix%20B.pdf ; **company** Welland Homes	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Company Welland Homes	/GLCCA						https://www.sholland.gov.uk/WellandHomes , profit donations https://www.sholland.gov.uk/article/26184/South-Holland-District-Council-housing-company-makes-six-figure-donation-to-local-charities **; JV** South and East Lincolnshire Councils Partnership https://www.sholland.gov.uk/article/17642/South-East-Lincolnshire-Councils-Partnership ; **empty homes** https://www.sholland.gov.uk/article/29900/South-and-East-Lincolnshire-Councils-Partnership-marks-National-Empty-Homes-Week-2026-with-launch-of-new-Empty-Homes-Policy ; **urban extensions** Holland Park 2250 homes https://broadgate-homes.com/the-furlongs-at-holland-park/; Vernatts 4000 homes https://wallerplanning.com/vernatts-sustainable-urban-extension/; **retrofitting** https://www.sholland.gov.uk/article/26487/New-community-orchards-created-across-South-and-East-Lincolnshire-following-delivery-of-home-retrofitting-scheme ; https://www.sholland.gov.uk/article/26325/Eligible-residents-in-South-Holland-encouraged-to-apply-for-grants-to-improve-home-energy-efficiency ; https://www.sholland.gov.uk/article/28832/Home-Energy-Advice-Service-to-continue-in-South-East-Lincolnshire-for-a-further-two-years ; https://www.sholland.gov.uk/article/19910/Green-Home-Grants-Local-Authority-Delivery-Scheme ; **climate change** https://www.sholland.gov.uk/ClimateChange ;			
South Kesteven (2026)	EM/GLCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.southkesteven.gov.uk/sites/default/files/2024-02/South%20Kesteven%20District%20Council%20Corporate%20Plan%20-%202024%20to%202027.pdf ; **housing strategy** https://www.southkesteven.gov.uk/sites/default/files/2025-11/Housing%20Strategy%202026-2031.pdf ; **HRA** https://moderngov.southkesteven.gov.uk/mgIssueHistoryHome.aspx?IId=38015&Opt=0 ; development 11 homes in Market Deeping https://www.southkesteven.gov.uk/news/2025/new-council-housing-will-help-meet-demand-rented-property ; 20 homes Swinegate Grantham, Larch Grove Grantham 4 homes, sale of 12 empty homes Lumbys Terrace Stamford https://moderngov.southkesteven.gov.uk/documents/s48015/New%20Build%20and%20Acquisition%20Update.pdf **; acquisition** 12 homes Stamford https://www.local.gov.uk/case-studies/new-approaches-meet-changing-needs-residents-south-kesteven-district-council ; acquisition 36 homes Corby Glen https://www.southkesteven.gov.uk/news/2024/council-announces-purchase-36-new-homes-ps65m-boost-social-housing-portfolio policy https://www.southkesteven.gov.uk/sites/default/files/2023-11/HRA%20Acquisition%20and%20Disposal%20Policy.pdf ; **empty homes** https://www.southkesteven.gov.uk/housing/private-renting-and-homeowners/empty-homes; **JV** DeliverSK with IAG https://moderngov.southkesteven.gov.uk/ieDecisionDetails.aspx?ID=978 ; **urban extension** masterplan Stamford North with Rutland CC and Burghley Estates 2000 homes in total https://www.stamfordnorth.com/index.php?contentid=90 ; **garden village** urban extension Spitalgate Heath 3400 homes https://buckminster.co.uk/spitalgate-heath-garden-village/; **retrofitting** https://www.southkesteven.gov.uk/housing/housing-issues-and-advice/warm-homes-local-grant , https://www.southkesteven.gov.uk/news/2025/energy-efficiencies-south-kesteven-council-homes , https://www.southkesteven.gov.uk/news/2026/energy-efficiency-programme-brings-residents-together-bourne ; https://www.southkesteven.gov.uk/climatenews/eco4-and-great-british-insulation-scheme ; **climate change** https://www.southkesteven.gov.uk/sites/default/files/2024-01/Final%20Climate%20Action%20Strategy%20for%20South%20Kesteven_0.pdf ;	Y	Y	N
West Lindsey (2026)	EM/GLCCA	N	Y	Y	Y	Y	**Council strategy** https://www.west-lindsey.gov.uk/sites/default/files/2026-03/Our%20West%20Lindsey%2C%20Our%20Future%20Corporate%20Plan%202026%20to%202030.pdf ; **housing strategy** https://www.west-lindsey.gov.uk/sites/default/files/2022-05/WLDC%20Housing%20Strategy%202022%20to%202024.pdf ; **site acquisitions** RAF Scampton https://www.west-lindsey.gov.uk/council-news/2024/12/council-renews-interest-acquire-former-raf-scampton-site-following-home-office-sale-decision ; **empty homes** https://www.west-lindsey.gov.uk/housing-homelessness/private-sector-housing/empty-homes ; **JV** with Scampton Holdings https://www.lincolnshireworld.com/news/people/the-date-when-the-fate-of-raf-scampton-is-decided-has-been-revealed-8774358 ; JV Acis Group supported housing https://lindumgroup.com/news/work-progressing-well-on-new-supported-housing-development-in-market-rasen/ ; **regeneration** Gainsborough 4700 homes https://investgainsborough.com/invest/ ; **retrofitting** https://www.west-lindsey.gov.uk/housing-homelessness/energy-efficiency/eco4-scheme ; https://www.west-lindsey.gov.uk/housing-homelessness/energy-efficiency/warm-homes-local-grant ; https://www.west-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							lindsey.gov.uk/housing-homelessness/energy-efficiency ; https://www.west-lindsey.gov.uk/council-news/2023/09/home-energy-upgrade-grants-now-available-lincolnshire ; **climate change** https://www.west-lindsey.gov.uk/environment-climate/sustainability-climate-change-environment/environment-sustainability-strategy-development ;			

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LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Barking and Dagenham (2026) Company Be First	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.lbbd.gov.uk/sites/default/files/2023-06/LBBD9185_A4_CorporatePlan23_64pp_MAY23_digital.pdf ; housing strategy 2026-2031 https://www.lbbd.gov.uk/sites/default/files/2023-06/LBBD9185_A4_CorporatePlan23_64pp_MAY23_digital.pdf ; **acquisitions** through range of mechanisms including from developers and HAs, CPOs and regeneration ; housing revenue account https://lbbd.moderngov.co.uk/documents/s175939/Review%20of%20HRA%20Report.pdf ; B and D Reside Council's own **HA** housing provider https://www.bdreside.org/ ; **empty homes** https://www.lbbd.gov.uk/sites/default/files/2024-10/LBBD%20Empty%20Homes%20Policy%202024.pdf **; JV** with Countryside for Beam Park https://befirst.london/countryside-and-lq-complete-partnership-deal-with-barking-and-dagenham-council-to-speed-up-housing-delivery-on-beam-park/ **masterplan** for 4000 homes – 520 homes acquisition for affordable and market rent 2025 ; JV with L and Q and Mayor of London for Barking Riverside for 10,800 homes and has new Overground station , JV Dagenham Green with Hill Group and Peabody 3500 new homes of which phase 1 950 homes under construction with 50% affordable developed through masterplan https://www.reports.hill.co.uk/annual-review/2023-24/joint-ventures/ ; JV Notting Hill Genesis of Fresh Wharf Barking Town Centre mixed development 911 new homes with 532 completed – forward purchase by HA https://www.housingtoday.co.uk/news/notting-hill-genesis-forward-buys-285-affordable-homes-at-east-london-site/5133904.article#:~:text=Events-,Notting%20Hill%20Genesis%20forward%20buys%20285%20affordable%20homes%20at%20east,requirements%20for%20the%20wider%20site. ; **company** Be First for regeneration and to provide 50,000 homes https://befirst.london/ ; **retrofitting** https://climatelondon.org/projects/retrofitting-social-housing/ , https://befirst.london/your-chance-to-shape-the-future-of-barking-and-dagenham/ estate https://housingdigital.co.uk/becontree-set-for-landmark-net-zero-neighbourhood-pilot/ ; https://www.insidehousing.co.uk/comment/what-weve-learned-from-the-development-of-our-design-code-in-barking--dagenham-88354 , in https://www.jjcrump.com/cosy-homes-barking-dagenham/ , https://www.london.gov.uk/sites/default/files/lea_-_lbbd_case_study_updated_version_12_01_22.pdf ; **climate change** https://www.lbbd.gov.uk/inclusive-growth-2022-2026/net-zero-cleaner-greener-borough ;	Y	Y	Y
Barnet (2026) Company The Barnet Group	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.barnet.gov.uk/sites/default/files/2023-02/Barnet%20Corporate%20Plan%202023-26.pdf ; **housing strategy** 2023-2028 commitment to 1000 new council homes https://www.barnet.gov.uk/housing/our-housing-strategy-2023-2028 ; **HRA** business plan https://barnet.moderngov.co.uk/documents/s88506/Appendix%20K%20Housing%20Revenue%20Account%20Business%20Plan.pdf ;	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							empty homes https://www.barnet.gov.uk/housing/private-housing/empty-homes ; **JV** with Lovells for Graham Park 2000 homes ;acquisitions programme for up to 120 homes using RTB receipts 93 acquired plus Colindale Gardens ; **company** the Barnet Group https://thebarnetgroup.org including Barnet Homes with 236 on site https://www.barnethomes.org / and Bumblebee Property estate agent ; Councill's **HA** Opendoor homes ; Places for Barnet LLP to deliver social rent homes for council ; JV Brent Cross South with Argent 6700 homes https://relatedargent.co.uk/places/brent-cross-town ; **regeneration** on a range of housing sites 2133 homes in programme 2023-2031,, Cricklewood Brent Cross **masterplan** 7500 homes https://www.barnet.gov.uk/sites/default/files/lbb_western_lands_masterplan_framework_july_2024_screen.pdf ; land appropriation for housing https://barnet.moderngov.co.uk/documents/s90197/Cabinet%20-%20Appropriate%20sites%20to%20planning%20Places%20for%20Barnet.pdf Colindale 10,000 homes https://www.barnet.gov.uk/regeneration/colindale-regeneration , Granville Road 132 homes https://www.barnet.gov.uk/regeneration/granville-road-regeneration , Mill Hill east 2240 homes https://www.barnet.gov.uk/regeneration/mill-hill-east-regeneration , Stonegrove and Spur Road 999 homes https://www.barnet.gov.uk/regeneration/stonegrove-and-spur-road-regeneration , West Hendon 1903 additional homes https://www.barnet.gov.uk/regeneration/regeneration-areas/west-hendon ; **retrofitting** https://www.barnethomes.org/2024/04/barnet-homes-retrofit-energy-efficiency-pilot-scheme-success/ ; https://www.barnet.gov.uk/sustainability-barnet-zero/sustainable-homes/how-were-making-homes-greener-barnet , https://thebarnetgroup.org/blog/2023/03/29/barnet-awarded-2-9m-to-improve-energy-efficiency-in-boroughs-council-homes/ , https://www.barnet.gov.uk/sustainability-barnet-zero/sustainable-business/supporting-green-skills-barnet , https://www.londoncouncils.gov.uk/sites/default/files/2025-04/Retrofit%20London-%20Leasehold%20Guidance%20April%20%281%29.pdf ; **climate change** https://www.barnet.gov.uk/sustainability-barnet-zero/sustainable-homes			
Bexley (2026) Company BexleyCo Homes	L/GLA	Y	Y	Y	Y	Y	**Housing strategy** http://bexley.gov.uk/sites/default/files/housing-strategy-2020-2025.pdf ; **company** BexleyCo Homes https://www.bexleycohomes.co.uk/ with 9 developments, 472 homes https://www.bexleycohomes.co.uk/developments/ ; **masterplan** Thamesmead 1622 homes https://proctorandmatthews.com/project/thamesmead-masterplan-bexley ; **retrofitting** warm homes local granthttps://www.bexley.gov.uk/services/cost-living/are-you-eligible-warm-homes-local-grant;	Y	N	N
Brent (2026) Company i$B holdings	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.brent.gov.uk/-/media/files/council-and-democracy-documents/strategies-and-policies/brent_borough_plan_23-27_web.pdf?rev=4891db49c5c8497aa37eb5387e2ddee6 ; **housing strategy** https://www.brent.gov.uk/-/media/files/council-and-democracy-documents/strategies-and-policies/brent-council-local-housing-strategy.pdf?rev=42e0948afacd4ab6999ed90d2e7bc109 ; affordable housing supply https://democracy.brent.gov.uk/documents/s151659/13.%20Affordable%20Housing%20Supply%20Update.pdf target 5000 affordable homes by 2028 with 2025/26 758 affordable homes delivered further 1,074 being built on site that are due to complete by March 2028. ; 2020-2025 council delivered 4053 affordable homes https://democracy.brent.gov.uk/documents/s151659/13.%20Affordable%20Housing%20Supply%20Update.pdf ; **acquisition** delivery https://democracy.brent.gov.uk/ieDecisionDetails.aspx?AIId=74567 15 properties, 300 homes Wembley https://ukpropertyforums.com/brent-acquires-almost-300-new-homes/ ; **empty homes** https://www.brent.gov.uk/housing/landlords/grants-and-help-for-empty-homes#emptyproperties ;**company** i4B Holdings Investment for Brent) https://www.brent.gov.uk/housing/i4b ; business plan https://democracy.brent.gov.uk/ieDecisionDetails.aspx?AIId=72054 ; £40m loan facility https://democracy.brent.gov.uk/ieDecisionDetails.aspx?Id=7603 ; **masterplan** South Kilburn 2400 homes https://www.brent.gov.uk/business/regeneration/growth-areas/south-kilburn-regeneration ; Wembley Housing Zone 300 homes https://www.brent.gov.uk/business/regeneration/growth-areas/wembley/wembley-housing-zone ; Church End 1300 homes in masterplan including 99 council homes https://www.brent.gov.uk/business/regeneration/growth-areas/church-end/the-church-end-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							masterplan-spd ; Alperton Growth area 5000 homes https://www.brent.gov.uk/business/regeneration/growth-areas/alperton ; Neasden Station Growth area 2000 homes https://www.brent.gov.uk/business/regeneration/growth-areas/neasden-stations-growth-area ; Burnt Oak and Colindale 2500 homes https://www.brent.gov.uk/business/regeneration/growth-areas/burnt-oak-and-colindale **; JV** with Stonebridge Park Real Estate Development (SRED) 1000 homes including redev of leisure centre https://www.mylondon.news/news/north-london-news/new-north-london-leisure-centre-33072308 ; **retrofitting** https://democracy.brent.gov.uk/documents/s149766/Officer%20Key%20Decision%20Report.pdf ; https://www.wates.co.uk/wp-content/uploads/2025/03/Case-study-Brent-Borough-Council-29-July-2024.pdf , https://www.wates.co.uk/news/housing-maintenance/residential/growing-brent-portfolio/ https://democracy.brent.gov.uk/documents/s153073/11.%20Heating%20Replacement%20at%20The%20Oaks%20and%20Pharamond.pdf , https://www.brent.gov.uk/-/media/files/resident-documents/housing-documents/housing-asset-management-strategy.pdf?rev=0cca5a2133114cd890d82a1d0547933f ; **climate change** https://democracy.brent.gov.uk/documents/s104356/7a.%20Appendix%201%20-Draft%20Brent%20Climate%20Emergency%20Strategy%202021-2030.pdf ; **CLT** https://www.brent.gov.uk/neighbourhoods-and-communities/community-directory/brent-community-land-trust			
Camden (2026) Company Camden Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.wemakecamden.org.uk/wp-content/uploads/2022/04/We-Make-Camden-Vision.pdf ; **HRA** https://news.camden.gov.uk/cabinet-agrees-202627-housing-budget-with-focus-on-better-quality-homes-for-residents/ ; **Housing Investment Strategy** https://www.camden.gov.uk/documents/d/guest/housing-investment-strategy-2025-to-2030 , https://camden.moderngov.co.uk/mgConvert2PDF.aspx?ID=126701 ; Community Investment programme 4850 homes of which 1800 social rent homes https://www.camden.gov.uk/community-investment-programme , Agar Grove 496 homes of which 273 affordable council homes largest Passivhaus scheme in country http://cip.camden.gov.uk/agar-grove ; Housing Delivery Task Force to deliver Investment Strategy https://www.camden.gov.uk/housing-delivery-taskforce ; **acquisitions** TA https://news.camden.gov.uk/cabinet-agrees-202627-housing-budget-with-focus-on-better-quality-homes-for-residents/ ; former RTB https://www.camden.gov.uk/housing-buy-back , HS2 https://camden.moderngov.co.uk/ieDecisionDetails.aspx?ID=4940 ; Afghan Refugees https://camden.moderngov.co.uk/documents/s129270/Report%20-%20Acquisition%20of%20leasehold%20properties%20on%20West%20Kentish%20Town%20Estate.pdf **; empty homes** https://www.camden.gov.uk/empty-homes ; estate **regeneration** https://camden.moderngov.co.uk/documents/s129270/Report%20-%20Acquisition%20of%20leasehold%20properties%20on%20West%20Kentish%20Town%20Estate.pdf , ; **HA** Camden Living https://www.camdenliving.co.uk/ **company** Camden Living 113 homes and plans to expand to 1000 https://www.camden.gov.uk/camden-living **; JV** Ballymore Camley St 350 energy efficient homes https://www.ballymoregroup.com/feature/camden-council-selects-ballymore ; **LLDC** Euston 2500 homes https://news.camden.gov.uk/camden-council-announces-intention-to-lead-development-corporation-at-euston/ ; **regeneration** Regis Rd 485-500 homes https://www.camden.gov.uk/regis-road-regeneration-strategy ; **retrofitting** https://www.camden.gov.uk/retrofit ; https://www.camden.gov.uk/documents/20142/4855432/Retrofitting_Planning_Guidance_October_2013.pdf/a7c3580b-af1f-6b03-260f-da25ad1a7707 , https://camden.moderngov.co.uk/documents/s126908/Appendix%201%20-%20Conservation%20and%20Retrofit%20Slides.pdf , https://www.camdennewjournal.co.uk/article/eco2026-the-retrofit-revolution-planned-for%E2%80%88camdens-draughty-council-housing-estates , https://lse.lhcprocure.org.uk/news-insights/transforming-homes-in-camden-the-belsize-grove-retrofit-project/ , https://news.camden.gov.uk/cheaper-bills-for-3000-council-households-thanks-to-huge-retrofit-investment/ ; **climate change** https://consultations.wearecamden.org/supporting-communities/camden-climate-action-plan-2026-2030/user_uploads/climate-action-plan-2026---2030-for-consultation-1.pdf ; **CLT** https://www.nw3clt.org.uk/	Y	Y	Y
City of London (2026)	L/GLA	N	Y	Y	Y	N	**Council strategy** https://www.cityoflondon.gov.uk/assets/about-us/plans-and-policies/corporate-plan-2024-29.pdf ; **housing strategy** 2024-2029 target 700 homes by 2026 https://democracy.cityoflondon.gov.uk/documents/s203440/Housing%20Strategy.pdf ; **HRA**	N	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							housing development programme COLPAI (66 new homes), York Way Development (91 new homes), Sydenham Hill Development (110 new homes) and potential future developments at Sumner Building Estate and Avondale Square Estate ; HRA https://democracy.cityoflondon.gov.uk/documents/s227155/2025-26%20Housing%20Revenue%20Account%20Position%20v4.pdf ; considering external investment in housing https://www.cityam.com/city-of-london-considers-outside-investment-for-housing-projects/ ; **retrofitting** https://www.architectsjournal.co.uk/news/city-of-londons-retrofit-first-policy-to-come-into-force , toolkit https://www.cityoflondon.gov.uk/assets/Services-Environment/Heritage-Buildings-Retrofit-Toolkit.pdf ; retrofit https://www.cityoflondon.gov.uk/services/education-and-learning/adult-skills-and-education-service/retrofit-bootcamp ; **climate change** https://www.cityoflondon.gov.uk/services/environmental-health/climate-action/climate-action-strategy ; York Way estate 91 zero carbon new affordable homes.			
Croydon (2026)	L/GLA	Y	Y	Y	Y	N	**Council strategy** https://www.croydon.gov.uk/sites/default/files/2023-02/final-mayors-business-plan-2022-to-2026.pdf ; **housing strategy** https://www.croydon.gov.uk/council-and-elections/policies-plans-and-strategies/housing-policies-plans-and-strategies/housing-strategy-2024-2029 ; delivery plan https://democracy.croydon.gov.uk/documents/s52391/Appendix%20D%20Delivery%20Plan%2024-25%20Yr%201%20Housing%20Strategy%20-%20Copy%202%20-%20Copy.pdf ; **HRA** business plan 2026-2027 https://democracy.croydon.gov.uk/ieDecisionDetails.aspx?ID=2654 ; **acquisitions** minimum 300 https://democracy.croydon.gov.uk/ieDecisionDetails.aspx?Id=2647 ; housing association partnership https://news.croydon.gov.uk/council-launches-partnership-to-improve-housing-standards-in-croydon/ ; **empty homes** https://www.croydon.gov.uk/housing/empty-properties ; **masterplan** North End Quarter 3000 homes https://thecroydonproject.co.uk/wp-content/uploads/2025/10/Croydon-NEQ-MF.pdf ; **regeneration** growth plan 2025 https://www.croydon.gov.uk/sites/default/files/2025-05/croydon-growth-plan-2025-final.pdf including 14,500 homes in Opportunity Area ; **retrofitting** https://www.croydon.gov.uk/environment/sustainable-development/sustainability-croydon-0/energy-home-improvements/household-retrofit-guidance-private-properties , https://www.croydon.gov.uk/environment/sustainable-development/sustainability-croydon-0/energy-home-improvements/household-retrofit-guidance-private-properties/planning-your-retrofit-project ; **climate change** https://www.croydon.gov.uk/sites/default/files/2025-07/croydon-climate-action-plan-2030.pdf ; CLT https://communityled.homes/project/crystal-palace-clt/ ;	N	Y	N
Ealing (2026) Company Broadway Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.ealing.gov.uk/info/201033/council_and_local_decisions/300/council_plan ; **housing strategy 2025-2030** https://www.ealing.gov.uk/downloads/download/8507/housing_strategy_2025_to_2030 , delivery plan https://ealing.moderngov.co.uk/documents/s20399/Appendix+2+Housing+Strategy+Delivery+Plan+June+2025_public_V3.pdf ; **affordable homes investment plan** https://www.redloft.co.uk/insights/affordable-homes-investment-plan-ahip-london-borough-of-ealing , https://www.ealingtoday.co.uk/default.asp?section=community&spage=common/eahousing016.htm ; **HRA** https://ealing.moderngov.co.uk/documents/s22948/HRA%20Business%20Plan%202026-27.pdf ; **acquisitions** : bulk acquisitions Acton Gardens 110 homes https://ealing.moderngov.co.uk/documents/s21273/Acton%20Gardens%20Bulk%20Acquisition%20of%20New%20Homes.pdf , 180 Southall https://theviewfromw5.substack.com/p/ealing-negotiations-to-buy-218-homes ; TA acquisitions policy https://www.ealing.gov.uk/downloads/download/3909/temporary_accommodation_acquisitions_policy ; buying back homes form shared ownership, regen, RTB and young people https://www.ealing.gov.uk/info/201091/leaseholders_-_council_housing/363/buying_back_homes ; **empty homes** https://www.ealing.gov.uk/info/201105/improvements_and_repairs/387/empty_property_grants ; **company** Broadway Living and Broadway Living RP https://www.ealing.gov.uk/info/201086/housing/2840/broadway_living ; https://broadwayliving.co.uk/ developments Buckingham Avenue 16 homes https://broadwayliving.co.uk/development/buckingham-avenue/ , Northolt 84 homes on community centre site https://www.ealing.gov.uk/news/article/2241/construction_under_way_on_84_more_affordable_homes_to_let , Lexden and Steyne Road estates Passivhaus included in 188 homes https://www.mclarengroup.com/news/celebrating-topping-out-at-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							lexden-and-steyne-road ; **JV** with Vistry for 500 homes including redevelopment of council offices https://tglsearch.com/industry-news/joint-venture-between-vistry-ealing-council **; JV** with A2 Dominion for West Ealing estate regeneration 412 homes https://www.aroundealing.com/news/west-ealing-regeneration ; **masterplan** South Acton 3800 homes https://www.ealing.gov.uk/downloads/download/7684/south_acton_lsis_masterplan ; plus further 1500 homes https://www.ealing.gov.uk/news/article/2239/masterplan_to_bring_more_affordable_homes , **masterplan** Southall 8,000 homes https://www.architectsjournal.co.uk/news/jtps-updated-8000-home-ealing-masterplan-gets-green-light, https://www.theplanner.co.uk/2026/01/26/revised-ealing-masterplan-approved ; **masterplan** Gurnell 300 homes https://www.mikhailriches.com/project/gurnell-masterplan/ **; retrofitting** https://www.ealing.gov.uk/info/201099/energy_efficiency_advice/3182/understanding_retrofit_and_energy_efficiency , https://www.ealing.gov.uk/downloads/download/7213/retrofitting_your_home , https://ealing.moderngov.co.uk/documents/s20413/Retrofit%20Consultancy%20Services%20for%20Warm%20Homes%20-%20Cabinet%20Report.pdf ; **climate change** https://www.ealing.gov.uk/info/201304/climate_action/2691/ealing_s_climate_and_ecological_strategy ; **CLT** https://www.londonclt.org/campaigns ;			
Enfield (2026) Company Housing Gateway Ltd	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.enfield.gov.uk/__data/assets/pdf_file/0022/34087/Enfield-Council-Plan-2023-2026-Your-Council.pdf ; **housing and growth strategy 2025-2030** https://www.enfield.gov.uk/__data/assets/pdf_file/0042/98898/housing-and-growth-strategy-2025-2030-housing.pdf ; **Housing delivery plan** 3000 affordable homes 2026-2036 https://www.enfield.gov.uk/news-and-events/2026/02/enfield-sets-out-ambitious-10-year-new-homes-plan-to-tackle-housing-crisis ; **HRA** https://governance.enfield.gov.uk/documents/s107530/HRA%20Q3%20financial%20monitoring%20report%20Council.pdf ; **acquisition** 8 2 bedroom flats from Westminster City Council https://enfield.moderngov.co.uk/documents/s111598/KD5971%20-%20Catherine%20Court%20Part%201.pdf , **JV** Alma Estate with Countryside Properties 993 homes https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes ; Dendridge Close funded by GLA AHP 27 affordable homes https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#dendridge-close ; Estate Regeneration Joyce Avenue and Snell's Park approx. 1000 additional homes https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#joyce-avenue-and-snells-park Ladderswood 517 homes https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#ladderswood-montmorency-park ; Meridian Water 10,000 homes led by council https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#meridian-water ; New Avenue **JV** Countryside and HRA regeneration net addition 300 homes mixed tenure partially funded by GLA grant https://www.enfield.gov.uk/services/housing/housing-schemes/current-schemes#new-avenue ; **Company** Housing Gateway Ltd 265 homes https://www.enfield.gov.uk/housinggateway ; **acquisition** of 219 homes New Avenue from Countryside properties https://governance.enfield.gov.uk/ieDecisionDetails.aspx?Id=442 , 15 homes from Vistry group https://enfield.moderngov.co.uk/documents/s111920/KD5978%20-%20Acquistion%20of%20homes%20at%20New%20Avenue%20Phase%202%20-%20Part%201.pdf ; TA Acquisition Policy https://governance.enfield.gov.uk/documents/s84008/LBE%20TA%20acquisitions%20policy%20Jul%202020%20v5%20draft.pdf ; acquisition using RTB receipts https://governance.enfield.gov.uk/documents/s95777/Report%20-%20KD%205544.pdf , acquisition Strayfield Rd land for 58 affordable homes https://enfielddispatch.co.uk/council-agrees-to-buy-development-site-with-plan-to-build-58-social-homes/ ; empty homes https://www.enfield.gov.uk/services/housing/empty-private-residential-properties ; **Masterplans** Crews Hill and Chase Park 9000 homes https://www.enfield.gov.uk/services/planning/emerging-masterplans **; retrofitting** https://www.enfield.gov.uk/services/your-council/cost-of-living-support/warm-homes-local-grant ; https://governance.enfield.gov.uk/documents/s84030/Climate%20Action%20Retrofit%20Slides.pdf ; https://governance.enfield.gov.uk/documents/s103925/Env%20and%20Climate%20Scrutiny%20Panel%2020240405.pdf ; https://www.enfield.gov.uk/news-and-events/2022/11/cost-of-living-help-through-home-retrofit-scheme	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.enfield.gov.uk/news-and-events/2023/05/haselbury-homes-become-models-of-sustainability ; **climate change** https://www.enfield.gov.uk/__data/assets/pdf_file/0036/58959/climate-action-plan-2024-environment.pdf ;			
Greenwich (2026) Company Meridian Home Start	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.royalgreenwich.gov.uk/downloads/file/6029/our_greenwich_corporate_plan ; **housing strategy** https://www.royalgreenwich.gov.uk/sites/default/files/2025-03/Summary_of_Housing_Strategy.pdf ; HRA https://committees.royalgreenwich.gov.uk/ieDecisionDetails.aspx?Id=1215 ; **HRA** Greenwich Builds 740 homes https://www.royalgreenwich.gov.uk/info/200312/greenwich_builds ; **acquisitions** https://committees.royalgreenwich.gov.uk/ieDecisionDetails.aspx?Id=483 ; https://committees.royalgreenwich.gov.uk/documents/s7687/Council%20Homes%20Acquisition%20Programme.pdf 150 homes; **company** Meridian Home Start community benefits society and RP https://www.meridianhomestart.org/ including Sandpit Place 32 homes; Jack's Acre 29 homes, Carnbrook Road 35 homeshttps://www.meridianhomestart.org/our-developments/ and progress 3 further council owned sites Artillery Place, Penmon Road, and Sewell Road ; **JV** with Notting Hill RP 800 homesshttps://www.royalgreenwich.gov.uk/info/200200/regeneration/142/woolwich_regeneration/5 , One Woolwich JV with PA housing 1600 homes, JV Thamesmead Waterfront with Peabody and Lendlease 15,000 new homes; **JV** Kidbrooke with Berkeley Homes and L and Q 5000 homes ; **regeneration** Greenwich Riverside 2158 homes on 7 sites https://www.royalgreenwich.gov.uk/info/200200/regeneration/1819/greenwich_regeneration , Abbey Wood 1700 homes https://www.royalgreenwich.gov.uk/info/200200/regeneration/1820/thamesmead_and_abbey_wood_regeneration , Plumstead Housing Zone 1512 homes https://www.royalgreenwich.gov.uk/info/200200/regeneration/1821/plumstead_regeneration/6 , Kidbrooke 4400 homes https://www.royalgreenwich.gov.uk/info/200200/regeneration/204/kidbrooke_regeneration ; **retrofitting** https://www.royalgreenwich.gov.uk/housing/our-responsibilities-council-landlord/how-were-improving-our-council-homes/energy ; https://www.royalgreenwich.gov.uk/info/200342/carbon_neutral_plan/2321/carbon_neutral_plan/5 , https://www.royalgreenwich.gov.uk/news/2026/warmer-healthier-homes-major-energy-efficiency-boost-over-1000-royal-greenwich-council ; **climate change** https://www.royalgreenwich.gov.uk/info/200342/greener_greenwich/2321/carbon_neutral_plan/5 ; **CLT** 16 homes https://www.londonclt.org/susan-road-felixstowe-road	Y	Y	Y
Hackney (2026) Company Hackney Housing	L/GLAY	Y	Y	Y	Y	Y	**Council strategy** https://docs.google.com/document/d/1889JhauPdStDcl4atKvvuLe1HxbwbyFkaVSJCRN-bLo/edit?tab=t.0 ; **housing strategy** https://www.hackney.gov.uk/council-and-elections/policies-strategies-and-statistics/plans-and-strategies/hackney-housing-strategy#toc-housing-strategy-position-statement-for-2024-to-2025 ; **HRA** https://hackney.moderngov.co.uk/documents/s90814/15%20-%20F%20S324%20Housing%20Revenue%20Account%20Budget%202025-26%20Including%20Tenants%20Rents%20and%20Service%20Charges.pdf ; Building new council homes project 2022-2026 400 council homes on 15 council sites of which 75% for social rent https://www.hackney.gov.uk/planning-and-building/hackney-building/building-new-council-homes part of 972 homes being delivered https://news.hackney.gov.uk/news/more-new-council-homes-coming-soon-to-hackney ; **acquisitions** including over 100 former RTBs https://hackney.moderngov.co.uk/documents/s95960/Dec%202025%20Capital%20Update%20Property%20Disposal%20Acquisition%20Report.pdf ; **empty homes** https://www.hackney.gov.uk/housing/private-tenants-and-landlords/private-landlords/empty-properties ; **company** Hackney Housing PRS https://hackney.moderngov.co.uk/documents/s69165/160320%20Housing%20Company%20App%203.pdf https://find-and-update.company-information.service.gov.uk/company/11738936/officers ; **JV** with Berkeley Homes and Notting Hill Genesis at Woodberry Down 5500 homes http://hackney.gov.uk/planning-and-building/regeneration/woodberry-down ; **regeneration** 55 Morning lane supermarket site 450 -500 homes https://www.hackney.gov.uk/planning-and-building/regeneration/55-morning-lane ; **retrofitting** https://www.hackney.gov.uk/planning-and-building/retrofitting-existing-buildings , https://www.hackney.gov.uk/planning-and-building/planning-policies-and-local-plan/supplementary-planning-documents-and-guidance/retrofit-supplementary-planning-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							document-spd , https://consultation.hackney.gov.uk/planning/have-your-say-on-planning-guidance-in-hackney/user_uploads/information-pack.pdf ; https://hackney.moderngov.co.uk/mgAi.aspx?ID=42519 ;			
Hammersmith and Fulham (2026) Company Hand F developments	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://democracy.lbhf.gov.uk/documents/s126185/Appendix%201%20HF%20Corporate%20Plan%202023-2026.pdf ; **housing strategy** https://www.lbhf.gov.uk/housing/housing-strategies/housing-strategy-2021-2026 ; **HRA** building 1800 homes https://democracy.lbhf.gov.uk/documents/s130471/HRA%20Budget%20Report%2025.26.pdf ; Farm Lane 31 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/farm-lane ; Hartopp 134 energy efficient homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/hartopp-point-and-lannoy-point ;Lillie Rd 42 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/lillie-road-development ; civic campus 204 homes https://www.lbhf.gov.uk/civic-campus ; Avonmore Primary School 91 homes https://www.lbhf.gov.uk/children-and-young-people/schools-and-colleges/primary-schools-are-fit-future ; Barclay Close 3 homes; Becklow Gardens 20 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/becklow-gardens ; Edith Summerskill House 133 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/edith-summerskill-house ; Mund St former school site 107 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/mund-street ;Old Laundry Yard 40 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/old-laundry-yard ; Pearscroft Road 38 flats https://www.lbhf.gov.uk/housing/building-homes-and-communities/pearscroft-road ; The Grange 8 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/grange ; White City Central 253 homes https://www.lbhf.gov.uk/housing/building-homes-and-communities/white-city-central ; **acquisitions** https://democracy.lbhf.gov.uk/documents/s126347/Acquisition%20of%2011%20Tamarisk%20Square%20-%20Decision%20Report%20FINAL.pdf ; 95 homes in Fulham and 133 on Chelsea Botanica site https://www.lbhf.gov.uk/news/2026/03/hf-welcomes-95-genuinely-affordable-homes-fulham ; https://www.lbhf.gov.uk/news/2026/02/hf-welcomes-264-new-boutique-homes-fulham ; **company** H and F Developments – to be closed when developments completed; H and F Developments 2 https://democracy.lbhf.gov.uk/documents/s134486/LBHF%20Companies%20and%20LLPs%20Update.pdf **JV** West King St Renewal https://democracy.lbhf.gov.uk/documents/s134486/LBHF%20Companies%20and%20LLPs%20Update.pdf ; JV HFS Developments LLP https://democracy.lbhf.gov.uk/documents/s134486/LBHF%20Companies%20and%20LLPs%20Update.pdf ; **retrofitting** https://www.lbhf.gov.uk/housing/council-tenants/improving-energy-efficiency-council-homes ; https://www.lbhf.gov.uk/housing/council-tenants/improving-energy-efficiency-council-homes/warm-homes-programme ; https://democracy.lbhf.gov.uk/documents/s131592/Adopting%20the%20HF%20Council%20Housing%20Retrofit%20Strategy.pdf ; **climate change** https://www.lbhf.gov.uk/environment/climate-and-ecological-emergency ;	Y	Y	N
Haringey (2026) Company LLP	L/GLA	Y	Y	Y	N	Y	**council strategy** https://haringey.gov.uk/sites/default/files/2024-08/haringey_corporate_delivery_plan_2024-2026.pdf ; **housing strategy** https://haringey.gov.uk/housing/housing-news-policies/housing-strategies-policies-and-plans/housing-strategy ; **HRA** https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=81568 ; homes target 3000 by 2031; **acquisitions** 565 council homes in Tottenham https://www.minutes.haringey.gov.uk/ieDecisionDetails.aspx?ID=3416 ; 12 council homes https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=84466 , 76 council homes https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=83387 , policy on acquisition larger family homes https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=80557 , 32 council homes https://www.minutes.haringey.gov.uk/documents/s153517/255%20Lordship%20Lane%20acquisition%20of%2032%20council%20homes%20-%20Part%20A%20Open%20report.pdf ; 29 council homes Wood Green https://www.minutes.haringey.gov.uk/documents/s150933/76%20Mayes%20Road%20acquisition%20of%2029%20council%20homes%20-%20Part%20A%20Open%20report.pdf , 104 council homes from Berkeley Tottenham Hale 104 council homes from Berkeley Tottenham Hale ; 78 council homes at Mecca Bingo site	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.minutes.haringey.gov.uk/documents/s148196/Acquisition%20of%2078%20Council%20homes%20at%20the%20Mecca%20Bingo%20site%20-%20Part%20A%20Open%20report1.pdf ; **empty homes** https://haringey.gov.uk/housing/private-sector-renting/empty-homes ; **company** policy including institutional finance using an LLP structure to acquire homes for TA https://www.minutes.haringey.gov.uk/documents/s154063/Funding%20affordable%20housing%20through%20long-term%20institutional%20finance.pdf ; council house building programme 2000 homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/about-programme , Tottenham Hale 600 homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/house-building-spotlights/transforming-tottenham-hale ; Wingspan Walk 272 Passivhaus homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/house-building-spotlights/wingspan-walk-ashley-road-depot ; Hale Wharf 180 homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/house-building-spotlights/hale-wharf ; Aaron Gayle Court 23 homes https://haringey.gov.uk/housing/housing-news-policies/council-house-building-programme/house-building-spotlights/aaron-gayle-court ; **regeneration** Tottenham 10,000 homes https://haringey.gov.uk/placemaking-community-development/tottenham ; **retrofitting** https://haringey.gov.uk/housing/council-tenants/repairs/major-housing-works/retrofit-programme-council-homes ; https://haringey.gov.uk/environment/climate/retrofit-design-guide/2-how-to-retrofit ; https://haringey.gov.uk/environment/climate/retrofit-design-guide/5-funding ; https://ecda.co.uk/projects/haringey-shdf-retrofits/ ; **climate change** https://haringey.gov.uk/news/20240522/haringey-uses-pioneering-approach-to-tackle-climate-emergency ; **CLT** Tottenham https://www.startharingey.co.uk/who-we-are			
Harrow (2026)	L/GLA	N	Y	Y	Y	Y	**Council strategy** https://www.harrow.gov.uk/downloads/file/33611/corporate-plan-2026-27 ; **housing strategy** https://www.harrow.gov.uk/downloads/file/26993/housing-strategy-2019-with-heading.pdf ; **HRA** https://moderngov.harrow.gov.uk/mgIssueHistoryHome.aspx?IId=114245&Opt=0 ; **acquisitions** for HRA https://moderngov.harrow.gov.uk/ieDecisionDetails.aspx?AIId=140224 ; **empty homes** https://www.harrow.gov.uk/housing-property/empty-properties ; **Homes for Harrow** programme https://www.harrow.gov.uk/housing-property/homes-harrow , Grange Farm estate regeneration 500 homes gross https://www.harrow.gov.uk/grangefarm , Brookside Close 9 new homes https://www.harrow.gov.uk/downloads/file/33254/Brookside_Close_Proposed_Site_Plan.pdf ; Chichester Court 26 homes https://www.harrow.gov.uk/downloads/file/33260/Chichester_Court_12.jpg ; Charles Crescent 5 homes https://www.youtube.com/watch?v=pXA22cuUDV8 ; **JV** Harrow Strategic Development Partnership with Wates https://moderngov.harrow.gov.uk/documents/b32724/Supplemental+Agenda+-+Harrow+Strategic+Development+Partnership+HSDP+Report+Tuesday+11-Mar-2025+18.pdf?T=9 ; https://find-and-update.company-information.service.gov.uk/company/OC435816 ; Byron Quarter 149 homes https://www.wates.co.uk/projects/residential-development/residential/london-borough-of-harrow/ ; Poets Corner 1000 homes; **regeneration** Harow Civic Centre 1000 homes https://delvapatmanredler.co.uk/latest-news/dpr-supports-planning-approval-for-harrow-civic-centre-regeneration/ ; **retrofitting** https://newframe.uk/2023/12/harrow-councils-first-semi-transparent-solar-canopy/ ; https://politicsuk.com/news/harrow-council-energy-efficiency/ ; **climate change** https://www.harrow.gov.uk/downloads/file/32432/HC_living_harrow_appendix02___FINAL.pdf ;	Y	Y	N
Havering (2026)	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://democracy.havering.gov.uk/documents/s78441/11.1+2025-27+Corporate+Plan+V1+004.pdf ; **HRA** https://democracy.havering.gov.uk/ieDecisionDetails.aspx?Id=9340 ; **acquisitions** funding from GLA fund https://www.havering.gov.uk/news/article/1443/havering-council-secures-23million-to-help-fund-new-homes-for-local-people ; 47 homes https://democracy.havering.gov.uk/ieDecisionDetails.aspx?AIId=33482 ; 160 homes https://democracy.havering.gov.uk/documents/s73629/17.%20Key-Part-Exempt-ED-Report-Bid%20for%20GLA%20Funding%20for%20the%20Council%20Housing%20Acquisition%20Programme%20v3.pdf ; **empty homes** https://www.havering.gov.uk/news/article/1719/havering-council-celebrates-sector-leading-performance-in-reducing-empty-homes; **JV** with Inspired Solutions development 600 BTR homes https://www.havering.gov.uk/news/article/1722/havering-cabinet-approves-major-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							build-to-rent-partnership-to-secure-long-term-affordable-homes ; **JV** with Wates https://www.wates.co.uk/projects/residential-development/residential/12-estate-regeneration-programme / Regeneration 12 sites Waterloo Estate 1380 homes https://www.havering.gov.uk/building-new-homes-havering-1 ; New Green 197 homes; Park Rise older person's village175 homes ; Chippenham Road 138 homes, Harold Hill Town Centre 478 homes, Brunswick Court 54 homes. Maygreen Crescent 295 homes, Delderfield House 22 homes; Dell Court 80 homes, Oldchurch Gardens 306 homes; **retrofitting** https://www.havering.gov.uk/news/article/1606/havering-council-celebrates-major-milestone-in-retrofit-programme , https://www.housingexecutive.co.uk/havering-council-looks-to-lead-the-way-in-social-housing-retrofit/ , https://democracy.havering.gov.uk/mgIssueHistoryHome.aspx?IId=48820&Opt=0 ; **climate change** https://www.havering.gov.uk/downloads/file/6573/climate_change_action_plan_2024_to_2027.pdf ;			
Hillingdon (2026)	L/GLA	N	Y	Y	Y	Y	**Council strategy** https://pre.hillingdon.gov.uk/downloads/file/1038/council-strategy-2022-2026 ; **housing strategy** https://pre.hillingdon.gov.uk/downloads/file/645/hillingdon-housing-strategy-2021-22-to-2025-26 ; **HRA** https://pre.hillingdon.gov.uk/downloads/file/27/appendices-ab-general-fund-capital-and-hra-budget-proposals ; **acquisitions** https://hillingdondocs.uk/decisions/2026/q1/1654-housing-revenue-account-new-general.html ; 12 homes in Uxbridge https://pre.hillingdon.gov.uk/news/article/111/council-acquires-new-homes-in-uxbridge ; 185 acquisitions using GLA funding ; 87 homes for TA https://pre.hillingdon.gov.uk/news/article/49/council-acquires-more-temporary-accommodation-to-meet-demand ; https://modgov.hillingdon.gov.uk/ieDecisionDetails.aspx?ID=3189 ; **RTB** buy back scheme slowed due to increased costs https://harrowonline.org/2026/04/09/hillingdon-council-buy-back-of-social-homes-hits-wall-due-to-ballooning-costs/ **; empty homes** https://pre.hillingdon.gov.uk/landlords/housing-buy-back-scheme **; JV** Higgins Hayes Town Centre **regeneration** 500 homes https://www.hillingdon.gov.uk/article/6389/Hayes-Town-Centre-Estate ; https://www.hi-higgins.co.uk/developments/hayes-town-centre-estate/project-overview/ ; https://www.higginspartnerships.co.uk/news/2026/building-affordable-homes-for-hillingdon-residents/ ; Yiewsley 95 homes ; **regeneration** Uxbridge town centre St Andrews Park former RAF base 1300 homes https://www.standrewsuxbridge.com/ ; **regeneration** West Drayton Morrisons site and former industrial estate 433 homes https://www.bdonline.co.uk/news/green-light-for-patel-taylors-433-home-regeneration-of-west-london-industrial-estate/5141903.article ; **retrofitting** https://pre.hillingdon.gov.uk/staying-independent/improvements-home ; https://www.localgov.co.uk/-Vent-Axias-Heat-Save-Helps-Hillingdon-Council-with--Carbon-friendly-Makeover/59168 ;	Y	Y	N
Hounslow (2026) Company Lampton Group	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://democraticservices.hounslow.gov.uk/documents/s176902/CEX632%20Corporate%20Plan%20-%20Appendix%20B%20-%20Delivery%20Plan.pdf ; **housing strategy** 2025-2030 https://www.hounslow.gov.uk/strategies-plans-performance/housing-strategy-2025-2030 ; **HRA** Business Plan https://democraticservices.hounslow.gov.uk/documents/s198734/Appendix%201%20for%20HRA%20Business%20Plan%20Update%202025.pdf ; HRA delivery plan 2022-2026 1000 built and 1000 acquired including 182 homes in Brentford https://www.hounslow.gov.uk/news/article/10200/hounslow-council-approves-182-new-council-homes-in-brentford , 14000 homes along Golden Mile Great West Road https://www.housingtoday.co.uk/news/hounslow-council-announces-75bn-plan-to-build-14000-homes-along-londons-golden-mile/5141192.article ;Feltham 776 homes on range of sites https://talk.hounslow.gov.uk/new-developments ;**compact** with HAs https://ehq-production-europe.s3.eu-west-1.amazonaws.com/545c6f820458a34a056492429539038447e4b083/original/1773399300/67f85b4ea4bd6291361d5074e95bf57b_Hounslow%20Council%20Housing%20Compact%20%28draft%29%20v2.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPIPQP5NM%2F20260426%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260426T134337Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=85003908f88732b2db3edbc9689b1da9f0a39b8b8c3fd9b135b996db4e3d355c ; **acquisition** 65 homes from Barratt in Brentford https://brentford.nub.news/news/local-news/hounslow-council-purchase-additional-10-homes-in-high-street-quarter-development ; acquired Osier Ct from HA	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://democraticservices.hounslow.gov.uk/documents/s184511/Charlton%20House%20and%20Albany%20House%20-Osier%20Court%20stock%20transfer%20-%20Report.pdf ; **JV** with Hill and Notting Hill 780 homes https://democraticservices.hounslow.gov.uk/documents/s184511/Charlton%20House%20and%20Albany%20House%20-Osier%20Court%20stock%20transfer%20-%20Report.pdf ; **company** Lampton Homes https://www.lamptonhomes.co.uk/ developments New Road Triangle 176 homes https://www.lamptonhomes.co.uk/case-studies/new-road-triangle/ ; Lampton Group https://www.lamptongroup.co.uk/ , https://democraticservices.hounslow.gov.uk/documents/s159684/App1%202020_03_05_L360%20Business%20Strategy%20v0.6.pdf ; **masterplan** Brentford 2000-2500 homes https://www.hounslow.gov.uk/downloads/file/11326/brentford-town-centre-masterplan-2024 ; Feltham Masterplan 3000 homes https://www.hounslow.gov.uk/regeneration/feltham-town-centre-regeneration/3 ; **retrofitting** https://www.hounslow.gov.uk/news/article/10143/hounslow-council-pioneers-local-net-zero-investment-model , https://www.hounslow.gov.uk/environment/enlighten-hounslow-easy-guide-energy/4 ; https://talk.hounslow.gov.uk/net-zero-neighbourhoods ; https://talk.hounslow.gov.uk/energy-planning-and-building ; **climate change** https://www.hounslow.gov.uk/environment/climate-emergency ;			
Islington (2026)	L/GLA	N	N	N	N	Y	**Council strategy** https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/communications/businessplanning/strategies/20232024/islington-together-2030-plan-accessible-version.pdf ; https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/housing/publicity/publicconsultation/20202021/20210310drafthousingstrategyahomeforall1.pdf ; **HRA** https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/housing/businessplanning/plans/202526/housing-business-plan-202526.pdf ; delivery plan 750 homes https://islington.moderngov.co.uk/mgConvert2PDF.aspx?ID=40268 ; under construction 5 sites providing 137 homes , 5 schemes approved 358 homes both mixture of council rent and market sale https://www.islington.media/news/providing-more-affordable-homes-for-residents ; **acquisitions** 907 former RTB https://www.islington.media/news/islington-council-to-buy-back-907-ex-right-to-buy-homes ; **empty homes** https://www.islington.gov.uk/housing/private-sector-housing/landlords/get-an-empty-property-back-into-use ; **JV** partner sought for Maygood St https://democracy.islington.gov.uk/documents/s43913/Executive%20260122%20-%20Procurement%20Strategy%20for%20Developer%20Partner.pdf ; **retrofitting** https://www.islington.gov.uk/environment-and-energy/energy/energy-saving-guidance/retrofit , https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/planningandbuildingcontrol/information/guidance/20252026/retrofit-handbook.pdf , https://www.islington.media/news/greener-homes-new-guidance-for-increasing-energy-efficiency-and-reducing-emissions , https://islingtonlife.london/discover-islington/blog/making-a-victorian-home-energy-smart/ ; **climate change** https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/energyservices/businessplanning/strategies/20202021/20201209vision2030islingtonzerocarbonstrategy1.pdf?la=en&hash=FC066302339BD747B83AB5051479796E0690F9B3 ; **CLT** Andover estate https://islingtonnow.co.uk/community-take-land-into-their-own-hands/ ;	Y	Y	N
Kensington and Chelsea (2026)	L/GLA	Y	N	N	N	Y	**housing strategy** https://www.rbkc.gov.uk/housing/consultations-publications-and-policy/housing-policies-and-strategies/housing-strategy; **HRA** https://rbkc.moderngov.co.uk/committees/documents/s21531/HRA%202025-26%20Budget%20Setting%20and%20Business%20Plan.pdf , Kelso Cochrane House which includes 28 new social homes and another 10 for our keyworkers. https://www.rbkc.gov.uk/council-councillors-and-democracy/how-council-works/council-plan-action-plan-2025-2027; **acquisition** fund for 250 homes including Princess Beatrice House 66 supported homes , using pension fund for TA acquisitions; **empty homes** https://www.rbkc.gov.uk/housing/information-homeowners-private-rented-tenants-and-landlords/advice-letting-agents-and-landlords/empty-homes ; **JV** Willmott Dixon Hewer St 10 homes, Acklam Road 32 homes, Barlby Rd 83 homes, Silchester Arches 11 homes, https://www.rbkc.gov.uk/housing/new-homes-safer-homes ; **JV** Lots Rd south 274 homes with Mt Anvil	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.rbkc.gov.uk/housing/new-homes-safer-homes/lots-road-south ; **masterplan** Kensal Canalside 2500 homes https://www.ballymoregroup.com/feature/ballymore-and-sainsburys-joint-venture-submits-plans-for-major-new-canalside-neighbourhood-in-ladbroke-grove ; masterplan Earls Court 3000 homes https://earlscourt.com/the-masterplan/ , masterplan 2519 homes Kensal gasworks https://kensalgasworks.com/about-the-site **; retrofitting** https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/making-your-home-more-energy-efficient https://www.rbkc.gov.uk/sites/default/files/media/documents/20230538-ESSA-Part%201a-Retrofit%20appraisal-Rev%20R.pdf ; https://www.rbkc.gov.uk/sites/default/files/media/documents/20230538-ESSA-Part%202c-Residents%20retrofit%20guide-Modern%20house-Rev%20R.pdf ; **climate change** https://www.rbkc.gov.uk/environment/climate-change ;			
Kingston upon Thames (2026)	L/GLA	Y	Y	Y	Y	Y	**Housing strategy** https://kingston.moderngov.co.uk/documents/s98581/Annex%201%20-%20Interim%20Housing%20Strategy%20-%20Final.pdf ; **HRA** https://kingston.moderngov.co.uk/mgConvert2PDF.aspx?ID=112682 ; **acquisitions** 200 homes for TA htt55 homes cambridge Estate https://moderngov.kingston.gov.uk/documents/s106215/Temporary%20Accommodation%20Acquisitions%20Strategy.pdf ; ps://moderngov.kingston.gov.uk/documents/s106215/Temporary%20Accommodation%20Acquisitions%20Strategy.pdf ; **empty homes** https://www.kingston.gov.uk/housing/housing-grants-and-loans ; establishing **company** for rented homes https://moderngov.kingston.gov.uk/documents/s111276/Annex%201%20-%20Council%20Questions%20and%20responses%20-%2014%20October%202025.pdf ; **JV** with Countryside Cambridge Estate 2170 homes https://www.cambridgeroadestate.com/regeneration/about ; JV Signal Park Tolworth Countryside, Guinness HA 1176 homes https://housingforum.org.uk/thf-members-join-forces-on-kingston-upon-thames-scheme/ ; **masterplan** Cocks Crescent New Malden 339 homes https://moderngov.kingston.gov.uk/ieIssueDetails.aspx?IId=47861&Opt=3 ; North Kingston 265 homes https://www.kingston.gov.uk/planning-and-building-control/regeneration/area-specific-development-briefs/development-brief-north-kingston ; **retrofitting** https://www.kingston.gov.uk/climate-and-sustainability/energy-saving-hub/retrofit-guidance-households ; https://www.kingston.gov.uk/climate-and-sustainability/energy-saving-hub/get-external-retrofit-advice ; https://www.kingston.gov.uk/climate-and-sustainability/energy-saving-hub/save-energy-home/planning-retrofit ; https://www.kingston.gov.uk/climate-and-sustainability/energy-saving-hub/retrofit-planning-considerations/retrofit-conservation-area-and-listed-buildings ; **climate change** https://www.kingston.gov.uk/sites/default/files/downloads/Climate_Action_Strategy_24_30_accessible_.pdf	Y	Y	N
Lambeth (2026) Company Homes for Lambeth Group	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.lambeth.gov.uk/sites/default/files/2025-12/Lambeth%202030%20FINAL%20ACC_Ver_Dec.pdf ; **housing strategy** https://www.lambeth.gov.uk/sites/default/files/2024-03/Housing%20strategy%202024-2030.pdf **; HRA** https://www.lambeth.gov.uk/about-council/transparency-open-data/financial-information/housing-revenue-account-business-plan ; **delivery programme** target 600 homes 2024-2030 https://haveyoursay.lambeth.gov.uk/uploads/f43a1bbd-d83a-47db-99cb-525df665d771/files/file/content/716623cd-b68e-4a90-bc07-5f770b9e9433/Lambeth_New_Homes_Programme_2024-2030_FINAL.pdf?Expires=1767527700&Signature=SiU2PWyJ39LRnThCmGiNlXp2f6naU71ZjoICB40g9w4ZaTuA2Ycz~QwVRGzc0xAXm-KGnrjBou76f~OqBqmT3t2-OM4GC-uFdwLsC2Z5Wy1EFKwr8YVgjSdJAF6COtlFIV55McrSX34EsieJS0iwCciparBNSZDt8ONh~r2xOIMYdcZ~XrtIILK7-TjWPL-cg0XhY5byv9k7~l8nORj9QVCtO60z0pPy7nzzI8TfTfdpcG7NXs2IIsoqmjG7Syz12rfdVJ2a4ozndUkX5ufOqFEhEGr3PoBMLqvEQZzCIk6Xw~NPDfdEqBsNdEyVXEfT5Pw0k0Fk0SudTW-9~jOiUg__&Key-Pair-Id=K33PCIBF60FT3I ; new homes programme https://www.lambeth.gov.uk/housing-delivery/new-homes , Denby Court 141 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/denby-court-nh6 , Larkhall Lanes 127 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/larkhall-lane-nhx , Wotton Street 36 homes, https://haveyoursay.lambeth.gov.uk/en-GB/projects/wootton-street-nhx , Trinity Rise 20 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/trinity-rise-nhx Knights Walk 84 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/knights-walk-nhx Jonathan and Orsett sts 67 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/jonathan-orsett-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							nhx Patmos Lodge 31 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/patmos-lodge Hydethorpe 14 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/hydethorpe ; **acquisition fund** former RTBs https://love.lambeth.gov.uk/lambeth-to-buy-back-homes-to-boost-council-housing-supply/. Acquisition 700-1000 homes Westbury Estate ; acquisition 31 homes Roman Rise Homes for Lambeth https://opencouncil.network/councils/lambeth/decisions/137461 **; empty homes** https://www.lambeth.gov.uk/housing/taking-action-empty-void-homes/empty-homes-voids-action-plan-2024-2030 **; JV** with London Square Brixton 288 homes https://love.lambeth.gov.uk/lambeth-to-buy-back-homes-to-boost-council-housing-supply/ ; JV 1162 homes with development partner on 9 council sites; JV Vistry Hexagon 500 homes; JV Higgins Somerleyton Rd 378 homes; Fenwick Place 27 homes small sites programme; JV Pocket Living Leigham Ct Road 92 homes; company Homes for Lambeth Group https://www.lambeth.gov.uk/housing/homes-lambeth ; **RP** Homes for Lambeth; regeneration Lambeth growth Plan 10,000 homes https://lambethnow.co.uk/wp-content/uploads/2025/07/WEB-compressed-5229-Lambeth-Growth-20-access.pdf ; **estate regeneration** South Lambeth state 362 homes https://haveyoursay.lambeth.gov.uk/en-GB/projects/southlambeth , 6 estates being regenerated https://www.lambeth.gov.uk/housing-delivery/estate-renewal ; **retrofitting** https://www.lambeth.gov.uk/planning-building-control/planning-applications/guidance-retrofitting-homes , https://www.lambeth.gov.uk/planning-building-control/planning-applications/guidance-retrofitting-homes/design-guidance-retrofitting , https://www.lambeth.gov.uk/planning-building-control/planning-applications/guidance-retrofitting-homes/common-retrofit-measures , https://www.lambeth.gov.uk/planning-building-control/planning-applications/guidance-retrofitting-homes/benefits-retrofitting ; **climate change** https://moderngov.lambeth.gov.uk/documents/s135742/Lambeths%20Climate%20Action%20Plan.pdf ; **CLT** https://www.londonclt.org/christchurch-road			
Lewisham (2026) Company Lewisham Homes	L/GLA	N	Y	Y	Y	Y	**Council strategy** https://councilmeetings.lewisham.gov.uk/documents/s103617/Corporate%20Strategy%2025-10-22.pdf ; housing strategy https://lewisham.gov.uk/myservices/housing/housing-strategy-and-policies/housing-strategy ; **HRA** https://lewisham.moderngov.co.uk/mgConvert2PDF.aspx?ID=122059 **; acquisitions** https://councilmeetings.lewisham.gov.uk/ieDecisionDetails.aspx?AIId=37511 , 117 former RTBs ; **empty homes** https://lewisham.gov.uk/myservices/housing/empty-and-derelict-properties ; **Building for Lewisham** social homes https://lewisham.gov.uk/buildingforlewisham approved Arcus House 36 homes, Downham Enterprise Centre 20 homes, Fairlawn primary school annexe 12 homes; Greystead estate 33 homes, Ravensbourne Community Centre 20 homes, Valentine Ct 71 homes https://lewisham.gov.uk/inmyarea/regeneration/building-affordable-homes/building-for-lewisham-search?page=1&order=lew_item_title&skip=0&size=25&lew_item_directory_project_status=Approved ; Rushey Green 45 homes; Church Grove 36 homes , Creekside 56 homes, Elderton Rd 10 homes, Endwell Rd 9 homes, Excalibur Estate 102 homes, Mayow Rd 32 homes, Melfield Gardens 30 Passivhaus, Shaftesbury Centre redevelopment with church 33 homes; Somerville Estate 23 homes; Walsham Hse 10 homes https://lewisham.gov.uk/organizations/building-for-lewisham/brasted-close ; 52-54 New Cross Road 35 homes ; Algernon Rd 4 homes, Bampton Estate 39 homes; Farmstead rd 24 homes, Lethbridge estate 443 homes, Mais House 110 homes; 6 further council sites under design; https://lewisham.gov.uk/inmyarea/regeneration/building-affordable-homes/building-for-lewisham-search?page=1&order=lew_item_title&skip=0&size=25&lew_item_directory_project_status=Design+and+consultation ; **company** Lewisham Homes https://find-and-update.company-information.service.gov.uk/company/05887410 **JV** with Peabody Amersham Vale 209 homes; regeneration Catford 3000 homes https://lewisham.gov.uk/inmyarea/regeneration/catford-regeneration ; **retrofitting** https://lewisham.gov.uk/myservices/housing/council-tenants/retrofitting-homes , https://lewishamretrofit.commonplace.is/ , https://selce.org.uk/selce-to-support-lewisham-councils-housing-retrofit-programme/ , https://lewisham.moderngov.co.uk/mgConvert2PDF.aspx?ID=117328 ; **climate change** https://lewisham.gov.uk/myservices/environment/climate-action/climate-action-guide-for-residents ; London **CLT** 11 homes https://lewisham.gov.uk/organizations/building-for-lewisham/brasted-close ; https://www.londonclt.org/citizens-house	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Merton (2026)	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.merton.gov.uk/system/files/BuildingABetterMertonTogether_v11%20%281%29.pdf ; **housing delivery strategy** https://www.merton.gov.uk/system/files/Merton%20Housing%20Delivery%20Strategy%20and%20action%20plan%202022-2027.pdf ; **acquisitions** 146 affordable homes Mitcham Gasworks Berkeley Homes funded by MoL https://www.merton.gov.uk/system/files/Merton%20Housing%20Delivery%20Strategy%20and%20action%20plan%202022-2027.pdf , using LAHF ; new council target 400 homes https://www.merton.gov.uk/council-tax-benefits-and-housing/new-council-homes , Elms Nursery car Park 75 Passivhaus homes https://news.merton.gov.uk/2025/12/18/merton-breaks-ground-on-building-new-council-homes/ ; **empty homes** https://www.merton.gov.uk/council-tax-benefits-and-housing/housing-advice/empty-homes ; **JV** with L &Q 93 homes https://democracy.merton.gov.uk/ieDecisionDetails.aspx?AIId=21701 ; **regeneration** Mitcham Town Centre 2272 homes https://democracy.merton.gov.uk/documents/s58282/260307%20MRP%20Scrutiny%20Panel%20Feb.pdf ; regeneration Morden Town Centre up to 1800 homes; **retrofitting** https://www.merton.gov.uk/system/files/Merton%20Household%20Retrofit%20Guidance%20-%20Accessible%20Version.pdf , http://merton.gov.uk/system/files/ws2_-_retrofit_of_the_residential_and_non-residential_building_stock.pdf ; https://www.merton.gov.uk/council-tax-benefits-and-housing/warm-green-homes/grants-and-finance ; **climate change** https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change/buildings-and-energy ;	Y	N	N
Newham (2026) Company Populo Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://mgov.newham.gov.uk/documents/s158737/Addendum%209050_CORPORATE_PLAN_BOOKLET_v18.pdf ; **housing strategy** https://www.newham.gov.uk/housing-homes-homelessness/housing-delivery-strategy ; **HRA** https://opencouncil.network/meetings/74774 ; **RP Populo Homes** https://www.populoliving.co.uk/your-home/your-populo-homes-property/ ; **acquisitions** 203 homes https://www.newham.gov.uk/news/article/1038/newham-council-buys-additional-homes-for-sub-market-rent-levels ; acquisition 36 homes https://newhamvoices.co.uk/2025/02/16/newham-council-plans-to-buy-homes-for-homeless-families/ ; **empty homes** https://www.newham.gov.uk/landlords-newham/empty-properties ; **redevelopment** of council block to larger homes https://www.newham.gov.uk/news/article/1198/newham-to-spend-56-million-to-rebuild-modern-high-quality-homes-for-homeless-residents-and-families ; **company** Populo Living https://www.populoliving.co.uk/ ; **JV** Populo and Vistry Plaistow Hub 182 homes, JV Berkeley Homes Twelve Trees Park 3800-4500 homes https://thedeveloper.live/place-database/place-database/twelvetrees-park-newham--berkeley-homes-south-east-london-with-hta-design ; JV Hill Group 95 homes Custom House Passivhaus https://www.newham.gov.uk/news/article/1539/new-affordable-homes-in-custom-house-as-regeneration-delivers-for-newham-residents ; JV Gort Scott etc Pudding Mill Lane 355 new homes https://www.architectsjournal.co.uk/news/gort-scott-and-maccreanor-lavington-get-ok-for-pudding-mill-lane-first-phase ; JV Glenman 28 homes https://www.newham.gov.uk/news/article/1541/newham-unveils-28-new-100-affordable-homes-at-neil-wilson-house-in-plaistow-in-honour-of-the-late-cllr-neil-wilson ; JV Higgins 81 homes Passivhaus https://www.newham.gov.uk/news/article/1543/newham-delivers-81-new-affordable-homes-at-greenhill-centre-in-manor-park ; **masterplan** Silvertown 6500 homes https://www.architectsjournal.co.uk/news/updated-6500-home-silvertown-quays-masterplan-okd ; masterplan Beckton Parks 2900 homes https://www.architectsjournal.co.uk/news/jtp-gets-go-ahead-for-2900-home-barking-riverside-plans, Masterplan Custom House 650-800 homes V https://adamkhan.co.uk/projects/custom-house/ ; **regeneration** 8000 homes on council land https://www.newham.gov.uk/news/article/1490/newham-launches-ambitious-five-year-growth-plan-to-deliver-homes-jobs-and-inclusive-prosperity ; regeneration Canning Town and Custom House 10,000 homes https://www.newham.gov.uk/regeneration-1/regeneration-project-canning-town-custom-house/1 ; Carpenters Estate 2300 homes https://www.populoliving.co.uk/the-carpenters/; **retrofitting** https://www.newham.gov.uk/climate-action-newham/find-get-involved/2 , https://www.newham.gov.uk/public-health-safety/warm-homes-programme/6 , https://www.newham.gov.uk/public-health-safety/warm-homes-programme/7 ; https://iuk-business-connect.org.uk/news/building-local-skills-for-housing-retrofit-in-newham/ ; **climate change** https://www.newham.gov.uk/climate-action-newham/our-climate-action-strategy ; **CLT E16** https://www.newham.gov.uk/news/article/1360/disused-garage-site-to-support-affordable-housing-in-newham-s-first-community-land-trust-partnership	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Redbridge (2026) Redbridge Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.redbridge.gov.uk/media/f4ojbh0u/the-redbridge-plan-july25.pdf ; **housing strategy** https://www.redbridge.gov.uk/housing/housing-strategy-and-report/ **;HRA** **https://www.redbridge.gov.uk/media/umrcaw3u/statement-of-accounts-2024-25.pdf ; affordable homes programme** https://engage.redbridge.gov.uk/hub-page/affordable-homes-programme Loxford Lane 159 new homes https://engage.redbridge.gov.uk/loxford-lane ; Budoch Court 20 homes https://engage.redbridge.gov.uk/budoch-court ; Suffolk Court 40 homes https://engage.redbridge.gov.uk/suffolk-court ; Old Mill Court 23 homes https://engage.redbridge.gov.uk/old-mill-court ; Marlyon Road 33 homes https://engage.redbridge.gov.uk/marlyon-road ; Kielder Court 10 homes https://engage.redbridge.gov.uk/kielder-close ; **acquisitions** https://www.redbridge.gov.uk/news/july-2025/redbridge-secures-166m-to-deliver-over-100-homes-for-local-families/ ; **empty homes** https://www.redbridge.gov.uk/housing/empty-homes/ ; **company** Redbridge Living https://find-and-update.company-information.service.gov.uk/company/11598148 ; **JV** Vistry Ilford Western Gateway 1000 homes https://www.redbridge.gov.uk/news/september-2022/redbridge-selects-delivery-partner-for-ambitious-regeneration-of-ilford-western-gateway/ ; https://www.redbridge.gov.uk/regeneration-and-growth/local-areas/ilford/ ; **retrofitting** https://www.redbridge.gov.uk/housing/home-improvement-grants/ ; https://www.redbridge.gov.uk/news/april-2025/redbridge-council-awarded-over-2million-to-help-make-council-homes-more-energy-efficient/ ; https://greatbritishenergy.com/council/redbridge/ ; **climate change** https://www.redbridge.gov.uk/media/bcjdiuyt/lbr-climate-change-strategy-2026-30.pdf ; **CLT** https://www.londonclt.org/loxford-lane-clements-road	Y	Y	N
Southwark (2026)	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.southwark.gov.uk/sites/default/files/2025-04/Southwark-2030-strategy.pdf **; HRA** https://moderngov.southwark.gov.uk/mgIssueHistoryHome.aspx?IId=50040058&Opt=0 ; 3169 new homes https://www.southwark.gov.uk/housing/new-council-homes ; where council is building https://www.southwark.gov.uk/sites/default/files/2026-05/Where-we-are-building-May-2026.pdf Linden Grove 6 homes, Nunhead Lane 12 homes, Camberwell 13 homes, 27 homes Peckham , 2 and 22 and 13 homes Camberwell ; 229 and 352 homes Elephant and Castle, , Surrey Docks 79 homes ; 23 and 50 extra care Peckham , 56, 49 and 24and 12 homes South Bermondsey , 6 homes Camberwell, 40 homes London Bridge, 120 homes Peckham, 26 and 50, 35 and 14 homes on garage site homes Rotherhithe, 340 homes Old Kent Road , JV with Hill for MMC on garage site 8 homes London Bridge, 26 Walworth on former car park, 56 and 33 homes Newington, 18 homes North Bermondsey, TA 12 and 15 and 6 homes,167 and 296 homes Old Kent Rd ; Securing the future of council housing , https://www.southwark.gov.uk/sites/default/files/2024-10/Securing-the-Future-ofCouncil-Housing.pdf ; **empty homes** https://www.southwark.gov.uk/housing/private-tenants-and-landlords/empty-properties ; **JVs** with Wates and Mt Anvil for 360 homes https://www.southwark.gov.uk/news/2026/hundreds-new-council-homes-planned-across-southwark-following-new-agreement ; https://www.southwark.gov.uk/news/2025/partners-announced-next-wave-southwark-council-homes ; housing company dissolved 2026 https://find-and-update.company-information.service.gov.uk/company/09592613 ; **masterplan** Canada Water 4184 homes https://www.southwark.gov.uk/planning-environment-and-building-control/current-and-future-development/canada-water-masterplan ; **Regeneration** Old Kent Road 20,000 homes ; **estate regeneration** Aylesbury Estate 700 homes https://www.southwark.gov.uk/news/2026/next-phase-aylesbury-estate ; **retrofitting** https://www.southwark.gov.uk/planning-environment-and-building-control/environment/climate/southwark-community-energy-fund-0/how ; https://www.southwark.gov.uk/planning-environment-and-building-control/planning/planning-permission-guidance/planning-2 ; https://moderngov.southwark.gov.uk/mgIssueHistoryHome.aspx?IId=50040064&PlanId=928&RPID=0 ; **climate change** https://www.southwark.gov.uk/planning-environment-and-building-control/environment/climate/our-climate-action-plan/buildings-and **; CLT** https://www.southwark.gov.uk/news/2026/southwark-deliver-boroughs-first-community-led-housing-scheme	Y	Y	N
Sutton (2026) Company Sutton Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.sutton.gov.uk/council/about-council/ambitious-sutton-2022-2027 ; **housing delivery plan** https://moderngov.sutton.gov.uk/documents/s88087/7a+updated+Sutton+Housing+Partnership+Delivery+Plan+2024+-+2027+1.pdf ; **HRA** https://moderngov.sutton.gov.uk/documents/s94163/8%20supplement%20HRA%20Business%20Plan%2026_7%20-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Design and Build							%2055_6%20final.pdf ; **ALMO** ; **acquisitions** 217 homes from Berkeley group B and Q site which has 1000 homes in total https://www.sutton.gov.uk/housing/housing-and-regeneration/affordable-housing-currently-under-construction/former-bq-site-s106-deal-berkeley-homes ; affordable homes under construction Beech Tree Place 92 homes https://www.sutton.gov.uk/housing/housing-and-regeneration/affordable-housing-currently-under-construction/beech-tree-place-st-nicholas-way ; the Pastures Banstead extend traveller pitches to 23 https://www.sutton.gov.uk/housing/housing-and-regeneration/affordable-housing-currently-under-construction/pastures-80-carshalton-road-banstead ; Carshalton 34 homes Westmead Road https://www.sutton.gov.uk/housing/housing-and-regeneration/affordable-housing-currently-under-construction/71-75-westmead-road; completed developments Thyme House 23 Flats, 75 Woodcote Road - 11 flats, 30-32 Beddington Lane - 4 flats, including a wheelchair adapted unit, and 5 houses, Eagle Chambers - 6 flats, 11 flats, 30-32 Beddington Lane - 4 flats, including a wheelchair adapted unit, and 5 houses; **empty homes** https://www.sutton.gov.uk/housing/information-landlords/empty-properties-and-second-homes ; **ALMO** Sutton Housing Partnership https://www.suttonhousingpartnership.org.uk/ ; **company** Sutton Living Design and Build https://find-and-update.company-information.service.gov.uk/company/11763052 ; **JV** Kajima town centre 740 homes in civic centre site https://www.bdonline.co.uk/news/sutton-council-progresses-plans-for-740-home-town-centre-regeneration/5132335.article , https://www.sutton.gov.uk/housing/housing-and-regeneration ; **JV** Lovells 276 homes Elm Grove https://www.sutton.gov.uk/housing/housing-and-regeneration/elm-grove-estate-regeneration/future-elm-grove; **retrofitting** https://www.sutton.gov.uk/environment/environmental-sustainability/saving-energy-your-home/retrofit ; https://www.sutton.gov.uk/environment/environmental-sustainability/saving-energy-your-home/zero-carbon-retrofit-pilot-energiesprong ; https://www.sutton.gov.uk/environment/environmental-sustainability/saving-energy-your-home ; https://www.sutton.gov.uk/environment/environmental-sustainability/saving-energy-your-home/funding-improve-energy-efficiency-your-home ; climate change https://www.sutton.gov.uk/sites/default/files/downloads-documents/Environment_Strategy_2020.pdf ;			
Tower Hamlets (2026) Company Tower Hamlets Homes	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.towerhamlets.gov.uk/lgnl/community_and_living/community_plan/strategic_plan.aspx ; target 1000 affordable homes pa; **housing strategy** https://www.towerhamlets.gov.uk/lgnl/housing/housing_statements_and_strateg/Housing-Strategy-2026-2036.aspx , https://talk.towerhamlets.gov.uk/uploads/c7bcc704-842b-45c8-8d8c-fd36f2ca92c1/files/file/content/163c1654-81d1-415d-b9ce-4088581b8c30/HousingStrategy_v5.pdf?Expires=1775608665&Signature=I-grLZnCdsUruIQbSnd~4e2f3zS13c6z~wHCTR0gLXa7xW83tI3c5oiaXLZsYlVS3EsGYpMKT2lFF6ueMF1ZkKNgyjzznmDHMWWyu0REBuOrMfP~N4uuA7zMQblG-zULYWdH~Jnpiue6nXETIQxgZsF2A30xPHS~Rm5dDkq6Hlx-VRoKnWv-8dTSJc-pOrfUZQgc29hVyB7J1beNRvteUzNm6gE3y89YmByA18c6wboEEX~clVa2APEJocoAEI~TdMtlxLbe54i-MkdCL7v-A7Ep9006uzDXWy-4UfqeWCdiZXS0J-HKI-C4KPjTq9H24rZ9hJgfovsxpSlybrcTdQ__&Key-Pair-Id=K33PCIBF60FT3I ; **HRA** https://www.towerhamlets.gov.uk/lgnl/housing/housing_statements_and_strateg/housing_revenue_account_busine.aspx ; **acquisitions** new build 329 homes https://democracy.towerhamlets.gov.uk/documents/s267009/New%20Build%20Block%20Acquisition%20Programme.pdf , 15 new homes acquired Byron St https://democracy.towerhamlets.gov.uk/mgIssueHistoryHome.aspx?IId=158487 ; acquired 137 former RTB homes https://www.facebook.com/towerhamletscouncil/posts/our-buy-back-programme-is-delivering-real-results-for-our-residents-for-2526-we-/1431627668988509/ ; 3332 homes to be built by council on 37 council owned sites include redeveloped council offices https://www.insidehousing.co.uk/news/green-light-for-plans-to-build-social-housing-on-ex-tower-hamlets-council-office-site-93019 https://www.towerhamlets.gov.uk/News_events/2026/February/Tower-Hamlets-to-invest-609m-in-its-council-homes.aspx ; **empty r** https://www.towerhamlets.gov.uk/lgnl/housing/Private-tenants-landlords-and-homeowners/Empty-homes.aspx ; **company** Tower Hamlets Homes **ALMO** https://www.linkedin.com/company/tower-hamlets-homes/?originalSubdomain=uk ; **JV** Vistry 407 homes https://www.towerhamlets.gov.uk/News_events/2026/May/Major-milestone-reached-for-Tower-Hamlets'-flagship-regeneration-scheme.aspx ; JV Berkeley 223 affordable homes https://www.berkeleygroup.co.uk/news-and-insights/news-and-features/2026/berkeley-and-tower-hamlets-deal-to-deliver-223-affordable-homes?utm_source=google&utm_medium=organic&utm_campaign=019076_seo_sweepup ; **masterplan** 10,000 homes at South Poplar	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							and Billingsgate to the north of Canary Wharf https://www.towerhamlets.gov.uk/News_events/2026/March/Tower-Hamlets-moves-to-unlock-52000-home-pipeline.aspx ; **retrofitting** https://www.towerhamlets.gov.uk/News_events/2026/June/Tower-Hamlets-launches-520m-tender-programme-to-modernise-homes-and-boost-building-safety.aspx ; https://www.towerhamlets.gov.uk/lgnl/environment_and_waste/Sustainability/Tower_Hamlets_Energy/Residential-Energy-Efficiency-Programme.aspx ; https://www.towerhamlets.gov.uk/lgnl/environment_and_waste/Sustainability/Tower_Hamlets_Energy/Carbon-Reduction-Community-Grants-Programme.aspx ; **climate change** https://democracy.towerhamlets.gov.uk/mgConvert2PDF.aspx?ID=165906 ; **CLT** St Clements https://www.londonclt.org/st-clements ;			
Walth forest (2026) Company 60 Bricks	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.walthamforest.gov.uk/media/7911 ; **housing strategy** https://www.walthamforest.gov.uk/sites/default/files/2024-04/Waltham%20Forest%20Housing%20Strategy%202024%20to%202029_0.pdf ; **HRA** https://www.civico.net/walthamforest/13601-Cabinet ; **acquisition** https://www.walthamforest.gov.uk/stories/acquisition-mission-turning-old-homes-new ; 81 homes from Countryside Homes https://www.insidehousing.co.uk/news/london-council-to-flip-market-homes-to-affordable-after-no-viable-offers-96505 ; **empty homes** https://www.walthamforest.gov.uk/housing/private-sector-housing/empty-properties ; council new build Hepworth Place 57 homes https://www.walthamforest.gov.uk/stories/new-social-homes-waltham-forest-residents-hepworth-place-walthamstow ; Homebase site 583 homes https://www.walthamforest.gov.uk/stories/making-great-places-live-walthamstow ; Wood Street 67 homes https://www.haworthtompkins.com/news/new-affordable-homes-for-waltham-forest ; **JV** Hill Group 83 homes https://www.walthamforest.gov.uk/regeneration-and-growth/regeneration-projects-and-developments/regeneration-walthamstow/priory-court-walthamstow ; JV Norse Group https://norseconsulting.co.uk/projects/evolve/ ; **housing compact** with HAs https://www.walthamforest.gov.uk/sites/default/files/2024-05/Waltham%20Forest%20Housing%20Compact%202024%20to%202029.pdf ; **masterplan** Town Hall 433 homes https://gortscott.com/projects/waltham-forest-town-hall-masterplan ; **regeneration** Whipps Cross hospital 1500 homes https://www.walthamforest.gov.uk/regeneration-and-growth/regeneration-projects-and-developments/regeneration-leytonstone/whipps-cross-hospital-development , Lea Bridge Station regeneration 1500 homes https://www.walthamforest.gov.uk/regeneration-and-growth/regeneration-projects-and-developments/regeneration-lea-bridge/lea-bridge-station-sites ; regeneration The Mall 500 homes https://www.walthamforest.gov.uk/regeneration-and-growth/regeneration-projects-and-developments/regeneration-walthamstow/17-and-central-mall-redevelopment-walthamstow ; **company** 60 Bricks 300 homes https://find-and-update.company-information.service.gov.uk/company/10593957 , https://www.walthamforest.gov.uk/housing/council-housing-regeneration/sixty-bricks ; **retrofitting** https://www.walthamforest.gov.uk/housing/energy-efficiency/retrofit-advice , https://talk.walthamforest.gov.uk/retrofit-resources ; https://www.walthamforest.gov.uk/stories/retrofit-provides-major-energy-efficiency-boost-tenants ; https://www.futureoflondon.org.uk/networks/health-and-housing/housing-climate-change-and-health-equity/how-a-waltham-forest-pilot-created-a-healthier-home/ ; **climate change** https://www.walthamforest.gov.uk/get-involved/climate-change/climate-action-plan ; **CLT** https://forestclt.org/	Y	Y	N
Wandsworth (2026)	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.wandsworth.gov.uk/media/oz1ex203/wandsworth_corporate_plan_2022_2026.pdf ; **housing strategy** https://wandsworth.gov.uk/media/1d5fwvr0/housing_and_homelessness_strategy_2023_2028.pdf ; **HRA** https://www.wandsworth.gov.uk/news/news-january-2026/wandsworth-invests-in-communities-with-major-housing-expansion/, Homes for Wandsworth 1000 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/ completed developments 8 homes Colson Way https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/completed-building-work/colson_way_sw16_1sf/ ; Gerard House on former One O'clock club 18 homes https://www.wandsworth.gov.uk/housing/housing-regeneration-projects/alton-regeneration/about-alton-regeneration/alton-completed-projects/fontley-way/ ; 106 Homes Randall Close https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/completed-building-work/randall-close-sw11/ Putney Vale estate 14	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/completed-building-work/stroud-crescent-putney-vale-sw15/ 9 homes Beaumont Rd https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/completed-building-work/whitlock-drive/ ; under construction Allders garages 34 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/the-alders-garages-aldrington-road/ , Arnal Crescent 4 homes on former hard standing https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/land-east-of-59-arnal-crescent/ ; Bessborough Rd garages 8 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/bessborough-road-garages/ ; Eastwood North garage site 12 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/eastwood-north-estate-roehampton-sw15/ ; Eastwood South 7 homes on garage site https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/eastwood-south-estate-roehampton-sw15/ Farnborough Rd garages 38 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/farnborough-house-garages/ ; estate regeneration Garratt Lane 113 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/garratt-lane-development/ Waterman St garages 4 homes https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/the-platts-sw15/ Salter St garages 6 homes ; https://www.wandsworth.gov.uk/housing/homes-for-wandsworth/homes-under-construction/salter-house-garages-streatham-park-estate-sw16/ planning approved Ackroydon East Estate, SW19, Balham Hill Estate (East), SW12, Balham Hill Estate (West), SW12,Cortis Road, SW15. Hayward Gardens, SW15, Innes Gardens, SW15, Skeena Hill, Whitnell Way, SW15; JV Taylor Wimpey dissolved 2025 https://www.wandsworth.gov.uk/news/2025-news/news-january-2025/statement-on-the-winstanley-and-york-road-regeneration-joint-venture/ ; **empty homes** https://www.wandsworth.gov.uk/housing/private-housing/private-housing-tenants/report-an-empty-home/ ; **JV** with Battersea Power Station 200 homes https://www.wandsworth.gov.uk/news/2025-news/news-november-2025/wandsworth-council-and-battersea-power-station-mark-next-chapter-with-new-council-homes-partnership/ ;Clapham Junction **masterplan** 3000 homes https://www.google.com/search?q=clapham+junction+masterplan+how+many+homes&rlz=1C1RXMK_en-GBGB1182GB1184&oq=clapham+junction+masterplan+how+many+homes&gs_lcrp=EgZjaHJvbWUyBggAEEUYOTIHCAEQIRigATIHCAIQIRigATIHCAMQIRigATIHCAQQIRiPAtIBCTEwOTE2ajBqN6gCALACAA&sourceid=chrome&ie=UTF-8 ; https://www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-neighbourhood-regeneration-plan/winstanley-york-road-estates-masterplan/ ; central Wandsworth masterplan 620 homes ; regeneration Nine Elms 18,500 homes https://www.wandsworth.gov.uk/business-and-licensing/regeneration-projects/nine-elms/ ; Roehampton **regeneration** 650 homes https://www.wandsworth.gov.uk/housing/housing-regeneration-projects/alton-regeneration/ ; **retrofitting** https://www.wandsworth.gov.uk/retrofit-glossary/ ; **climate change** https://www.wandsworth.gov.uk/media/6769/wandsworth_environment_and_sustainability_strategy_2019_30.pdf ; Earlsfield **CLT** https://www.earlsfieldcommunitylandtrust.org/			
Westminster (2026) Company Westminster Living	L/GLA	Y	Y	Y	Y	Y	**Council strategy** https://www.westminster.gov.uk/strategies ; **housing strategy** https://committees.westminster.gov.uk/documents/s70296/Appendix%20B%20WCC%20Draft%20Housing%20Strategy.pdf ; **HRA** https://westminster.moderngov.co.uk/documents/s64650/Cabinet%20Report%20-%20Housing%20Revenue%20Account%20Business%20Plan.pdf ; **acquisitions** Hopkinson House 33 homes TA https://www.westminster.gov.uk/news/council-buys-hopkinson-house-provide-33-temporary-accommodation-units ; LLP using pension fund to purchase 124 TA homes https://www.trowers.com/news/2026/april/trowers-advises-westminster-city-council-on-124-homes-for-temporary-accommodation ; acquired 350 homes from HA for TA https://www.insidehousing.co.uk/news/london-council-buys-homes-from-association-for-temporary-accommodation-use-in-235m-deal-91492 ; Macquarie and Phoenix fund loan for LLP for acquisition https://www.macquarie.com/au/en/about/news/2025/macquarie-asset-management-and-phoenix-group-finances-more-than-350-temporary-accommodation-properties-in-central-london.html ; **empty homes** https://www.westminster.gov.uk/housing-policy-and-strategy/empty-properties ; affordable housing programme https://www.westminster.gov.uk/news/westminster-council-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							unveils-new-affordable-housing-plans-part-budget; Westmead 65 affordable homes https://www.westminsterlabour.org.uk/issues/housing-and-homelessness/2026/02/02/labours-bumper-day-of-affordable-housing-delivery/ ; **company** Westminster Living 994 homes https://www.housingtoday.co.uk/news/council-rebrands-market-sale-arm-as-westminster-living-as-it-aims-to-generate-1bn-in-income-for-housing-delivery/5138148.article ; company Westminster Housing Investments ltd https://find-and-update.company-information.service.gov.uk/company/11413846 ; Westminster Builds acquired 35 homes from own company in Harrow Road https://westminster.moderngov.co.uk/ieDecisionDetails.aspx?Id=2116 ; **JV** Mt Anvil 1100 homes https://www.westminster.gov.uk/news/work-begins-major-church-street-regeneration-will-deliver-over-1100-new-high-quality-homes ; housing regeneration Ebury Bridge phase 2 781 homes https://www.westminster.gov.uk/news/construction-partner-approved-ps229m-ebury-bridge-phase-two-regeneration-scheme ; **regeneration** Harrow Rd 144 homes https://www.westminster.gov.uk/news/regeneration-291-harrow-road-secures-planning-consent ; **retrofitting** https://www.westminster.gov.uk/planning-building-control-and-environmental-regulations-menu/environment-and-sustainability/retrofit-taskforce ; https://www.westminster.gov.uk/news/westminster-council-launches-retrofit-first-policy-and-boosts-affordable-housing-city-plan-partial ; https://westminster.moderngov.co.uk/documents/s70111/PED26-02%20Appendix%20B%20-%20Retrofit%20First%20Guidance%20Addendum%20Adoption%20Version.pdf ; **climate change** https://www.westminster.gov.uk/environment-hub/understand/climate-action-plan			

Greater Manchester CA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Bolton (2026) Company Bolton Community Homes Ltd.	NW/ GMCA	Y	Y	Y	Y	Y	**Company** Bolton Community Homes Ltd https://www.mylifeinbolton.org.uk/ProviderDetails.aspx?ProviderID=765932 , https://www.mylifeinbolton.org.uk/ProviderDetails.aspx?ProviderID=765932 **; HRA** and HA Bolton at Home to be Be One Homes from April 2026 https://www.boltonathome.org.uk/ target of 1400 new homes 2021-2026; ; HA Arcon merged with Bolton at Home in 2024 https://www.boltonathome.org.uk/bolton-at-home-news/bolton-at-home-and-arcon-complete-merger-and-reveal-future-name-6212/ ; **empty homes** https://www.bolton.gov.uk/empty-properties/empty-residential-properties ; **JV** with MEPC (Federated Homes) for mixed use development in town centre with 340 homes https://benews.co.uk/council-selects-developer-for-mixed-use-town-centre-scheme/ ; **master planning** , Farnsworth Town Centre 97 homes https://investinbolton.com/wp-content/uploads/2025/02/Horwich-Masterplan-Proposals-2.pdf ; Horwich 1700 new homes https://investinbolton.com/wp-content/uploads/2025/02/Horwich-Masterplan-Proposals-2.pdf ; **Regeneration** Moore Lane 218 homes including affordable, St Georges Rd/Bark St 58 town houses, https://www.bolton.gov.uk/news/article/1676/a-big-year-ahead-for-borough-s-regeneration ; Church Wharf 415 homes; central street 153 homes; Darcey Leaver 133 homes 100% affordable; GMCA proposal for an **MDC** including Crompton Place and Church Wharf plus Trinity Quarter 160 homes; health regeneration zone with Wigan and GMCA and NHS up to 3000 homes https://www.placenorthwest.co.uk/partners-set-vision-for-northfolds-2-7m-sq-ft-health-innovation-bolton/ ; **retrofitting** https://www.bolton.gov.uk/downloads/file/5189/the-energy-company-obligation-eco-next-energy-mcr ;	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.boltonathome.org.uk/download.cfm?doc=docm93jijm4n2667.pdf&ver=28116 , https://gmgreencity.com/wp-content/uploads/2022/08/Bolton-LAEP-Final.pdf , https://ecoapproach.co.uk/cavity-wall-insulation-funding-in-bolton/ https://www.bolton.gov.uk/news/article/1688/bolton-secures-major-funding-to-develop-innovative-heat-network , https://dvcg.co.uk/warm-homes-grant-scheme-in-bolton-greater-manchester/ , https://gmca.retrofitportal.org.uk/ , https://democracy.greatermanchester-ca.gov.uk/documents/s31800/10%20LEAD%20presentation%2025.03.2024.pdf , https://nextenergyuk.co.uk/eco4-scheme-greater-manchester/ , https://fundingservice.org.uk/bolton-flex/ , https://localenergynw.org/wp-content/uploads/2025/09/NW-Retrofit-skills-plan-FINAL-June-2024-1-compressed.pdf ; **climate change** strategy delivery plan including housing https://www.bolton.gov.uk/downloads/file/4861/bolton-climate-change-strategy-delivery-plan			
Bury (2026)	NW/ GMCA	N	Y	Y	Y	Y	**Council strategy** https://www.bury.gov.uk/my-neighbourhood/lets-do-it-strategy ; **housing strategy** https://www.bury.gov.uk/housing/bury-housing-strategy?page=438b3d24-8451-4b7c-bbc6-32ea031a0646 ; **HRA** https://councildecisions.bury.gov.uk/documents/s43361/HRA%202025-26%20Annual%20Budget%20Report.pdf ; capital programme https://councildecisions.bury.gov.uk/documents/s40475/Cabinet%20report%20-%20HRA%20Major%20works%20programme%20July%202024%20Draft%20Item%2014%2004.07.24-%20Copy%201.pdf ; **acquisitions** policy https://councildecisions.bury.gov.uk/documents/s43149/Cabinet+Report+-+Acquisition+of+New+and+Pre-Owned+Property+in+the+Borough+12+Feb+2025.pdf ; former RTB, targeted acquisitions for older people and larger homes; for children's homes https://councildecisions.bury.gov.uk/mgIssueHistoryHome.aspx?IId=25317 ; closed ALMO and HA https://www.housingtoday.co.uk/news/bury-council-to-close-housing-subsidiary-after-revoking-its-almo-status/5138051.article ; https://councildecisions.bury.gov.uk/documents/s45944/Six%20Town%20Housing%20Recommendation.pdf ; **empty homes** https://www.bury.gov.uk/housing/empty-homes/empty-property-owners **; JV** with Bruntwood regeneration and masterplan for Mill Gate 800 homes https://www.burytimes.co.uk/news/23646802.millgate-redevelopment-plans-include-800-new-homes/ ; JV with Muse Prestwich LLP 200-250 homes Prestwich Village https://www.bury.gov.uk/planning-building-control/regeneration/prestwich-village-regeneration , https://www.burytimes.co.uk/news/25827358.next-phase-100m-prestwich-regeneration-plan-detailed/ ; **regeneration** Radcliffe regeneration 91 homes plus 400 homes https://www.bury.gov.uk/planning-building-control/regeneration/radcliffe-regeneration/new-build-homes-in-radcliffe , https://www.bury.gov.uk/asset-library/radcliffe-strategic-regeneration-framework.pdf ; 211 homes York St, 132 homes Green St. ; **urban extensions** Elton Reservoir 3500 homes, Walshaw 1250 homes Simister Bowlee 1350 homes https://www.placenorthwest.co.uk/bury-to-progress-plans-for-6250-homes-on-former-green-belt/ ; **retrofitting** https://www.bury.gov.uk/housing/housing-services/your-home/repairs/improvement-works ; EC04 https://www.bury.gov.uk/housing/energy-efficiency-and-energy-advice/energy-company-obligation-scheme-eco4-flex ; https://councildecisions.bury.gov.uk/documents/s46416/Housing%20Major%20Works%20Programme%20202526.pdf ; https://gmca.retrofitportal.org.uk/ ; **climate change** https://www.bury.gov.uk/pests-pollution-and-food-hygiene/pollution/lets-go-green-carbon-neutral-bury/climate-action-strategy-consultation ; https://www.bury.gov.uk/asset-library/topic-paper-1-climate-change-and-carbon-reduction1.pdf ; **CLT** https://www.buryparishclt.org/	Y	Y	N
Manchester (2026) Company This City	NW/ GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.manchester.gov.uk/the-council-and-democracy/council-policies-and-strategies/our-manchester-strategy/our-manchester-strategy-2025-36 ; **housing strategy** https://www.manchester.gov.uk/online-directories/the-council-and-democracy-directories/council-policies-and-strategies-directories/policies-and-strategies/homes-and-property/housing-strategy **; HRA** https://democracy.manchester.gov.uk/documents/s61371/Housing%20Revenue%20Account%202026-27.pdf ; **acquisition** former RTB https://democracy.manchester.gov.uk/documents/s9795/Appendix%201%20-%20Buying%20Back%20Homes%20Sold%20Under%20Right%20To%20Buy.pdf, 40 **empty** homes acquired https://www.facebook.com/ILoveMCR/posts/manchester-city-councils-empty-homes-team-have-ambitious-plans-to-bring-back-emp/1363510182480820/ ; Manchester Housing providers Partnership (MHPP) 700 homes https://www.manchester.gov.uk/news-stories/2025/council-releases-further-land-to-deliver-hundreds-more-social-and-affordable-homes , **land disposals** to partners to provide	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							affordable homes Broadmoss, Charlestown by Legal and General - 271 homes social rent and shared ownership; Viadux 2, Deansgate by Salboy – A 133 social rent apartment tower that helps react to the evolving city centre housing market, providing more options for Manchester people to live centrally, Alexandra Road, Moss Side by Legal and General – 64 homes and apartments capped at the Manchester Living Rent, Gransmoor Avenue, Openshaw by Southway and JMM - 51 social rent homes , Former Levenshulme Baths by Legal and General - 34 apartments that will be capped at the Manchester Living Rent, Project 500 phase 2 – the next 160 homes across 12 sites in north and east Manchester in partnership with a Great Places, MSV and Onward ; JV Aviva and Place capital Growth Moston Place 150 homes https://www.manchester.gov.uk/news-stories/2026/massive-step-forward-for-moston-as-key-development-and-investment-partner-named ; land sold to Clarion development arm Latimer in Gorton for 75 affordable homes https://www.clarionhg.com/news-and-media/2026/02/02/new-affordable-homes-set-for-gorton-as-latimer-secures-two-manchester-sites **; JV** Pension Fund for 1600 affordable homes on brownfield sites https://www.manchester.gov.uk/news-stories/2026/council-finalises-partnership-with-gm-pension-fund-to-deliver-much-needed-homes-over-the-next-decade ; **company** This City https://thiscitymcr.co.uk/ , https://www.manchester.gov.uk/news-stories/2024/this-city-housing-company-moves-ahead-with-latest-development-sites , Postal St 130 homes; Grey Mare Lane 150 homes; Ancoats Green 119 homes https://www.manchester.gov.uk/news-stories/2025/manchester-councils-this-city-housing-company-celebrates-first-completion ; JV company and GMPF https://democracy.manchester.gov.uk/mgAi.aspx?ID=18897 ; **regeneration Water St 1950 homes** https://democracy.manchester.gov.uk/documents/s61698/Draft%20Water%20Street%20Strategic%20Regeneration%20Framework%20SRF%20Update%20-%20Approval%20to%20Consult.pdf ; JV Victoria Homes with Far East Consortium 15,000 homes https://www.manchester.gov.uk/planning-and-regeneration/regeneration/projects-outside-the-city-centre/victoria-north-regeneration ; JV with Wythenshawe Community Housing for 422 social rent homes https://www.manchester.gov.uk/news-stories/2026/manchesters-district-centres-regeneration-accelerates-with-major-investments-and-community-led-plans , https://wythenshawetowncentre.co.uk/wythenshawe-housing-plans-move-forward/ ; **retrofitting** https://democracy.manchester.gov.uk/mgAi.aspx?ID=17691 ; https://www.greatermanchester-ca.gov.uk/what-we-do/environment/homes-workplaces-and-public-buildings/retrofitgm/ ; https://hsm.manchester.gov.uk/kb5/manchester/directory/service.page?id=KJjnlXKhsKg ; **climate change** https://www.manchester.gov.uk/zero-carbon-and-climate-change/climate-change-action-plan-20252030 ; **CLT** https://chorltonclt.org/ ;			
Oldham (2026)	NW/ GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.oldham.gov.uk/downloads/file/8094/oldham_corpotrate_plan_ready_for_the_future ; **HRA** https://committees.oldham.gov.uk/documents/s157724/4.%20HRA%20Budget%20Report.pdf ; **acquisition** 19 homes https://committees.oldham.gov.uk/documents/s112733/Primrose%20Bank%20Cabinet%20Report%20Feb%202020%20-%20Open%20Final.pdf ; **empty homes** https://www.oldham.gov.uk/info/100007/housing/1822/empty_homes ; **JV** with Hive 132 homes https://phpdonline.co.uk/developments/oldham-council-and-hive-homes-celebrate-the-start-of-works/ ; JV with Muse 2000 homes https://www.business-live.co.uk/economic-development/oldhams-transformation-major-developments-set-30669251 ;	Y	Y	N
Rochdale (2026)	NW/ GMCA	N	N	N	Y	N	**Housing strategy** https://democracy.rochdale.gov.uk/documents/s113011/Append.+1+-+Interim+Housing+Strategy+2025-2027.pdf ; Rochdale Boroughwide Housing is a community benefits society owned by tenants and employees https://www.rbh.org.uk/ ;**empty homes https**://www.rochdale.gov.uk/housing/empty-properties ; **masterplan** Rochdale Station Gateway 1500 homes https://www.placenorthwest.co.uk/rochdale-station-gateway-revamp-moves-forward/ ; **urban extensions** South Heywood 1000 homes https://democracy.rochdale.gov.uk/documents/b20058/SUPPLEMENT%20Item%206%2023rd-Nov-2023%2018.00%20Planning%20Committee.pdf?T=9 , Simister and Bowlee 1500 homes https://www.rochdale.gov.uk/planning-policy/northern-gateway-heywood-pilsworth , Stakehill 1680 homes https://www.placenorthwest.co.uk/redrow-tables-mammoth-222-acre-rochdale-housing-plans/ ; ; Middleton **regeneration** 1500 homes https://www.rochdale.gov.uk/news/article/637/middleton-regeneration-takes-another-step-forward ; regeneration Castleton 191 homes https://democracy.rochdale.gov.uk/documents/s114746/Portfolio+Report+Regeneration+and+Housing+Final+March+2025.pdf ;	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							regeneration Littleborough 126 homes https://democracy.rochdale.gov.uk/documents/s114746/Portfolio+Report+Regeneration+and+Housing+Final+March+2025.pdf ; regeneration Atom Valley 57 homes https://democracy.rochdale.gov.uk/documents/s114746/Portfolio+Report+Regeneration+and+Housing+Final+March+2025.pdf ; **retrofitting** https://www.salixfinance.co.uk/news/rochdale-hug2 ; https://www.rochdale.gov.uk/housing/home-improvements-insulation-repairs ; https://www.rochdale.gov.uk/housing/home-improvements-insulation-repairs/4 ; https://www.rochdale.gov.uk/news/article/635/rochdale-to-benefit-from-sewer-heat-recovery-to-warm-hospital-schools-and-homes ; **climate change** https://www.rochdale.gov.uk/climate-change ; **CLT** https://find-and-update.company-information.service.gov.uk/company/RS008490			
Salford (2026) Company Derive	NW/ GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.salford.gov.uk/your-council/council-and-decision-making/how-the-council-is-performing/this-is-our-salford/ ; **housing strategy** https://shaping.salford.gov.uk/en-GB/projects/2025-2030-salford-housing-strategy-a-good-homes-approach ; **HRA** https://www.salford.gov.uk/media/bdpb3vgd/housing-revenue-account-2026-27.pdf ; **empty homes** https://www.salford.gov.uk/housing/empty-properties/assistance-and-enforcement-for-empty-property-owners/ ; **company** Derive and now also RP https://www.derivesalford.co.uk/ , Ordsall 274 homes https://www.derivesalford.co.uk/ordsall/ ; 82 homes from council sold to company https://www.placenorthwest.co.uk/salford-hives-off-82-homes-to-derive/ ; **JV** with ECF Salford Crescent 3000 homes https://englishcitiesfund.co.uk/our-places/crescent-salford/ ; **JV** Lovell Together in Pendleton with Together Housing Group 1000 homes https://corporate.lovell.co.uk/our-projects/pendleton-phase-3-salford ; **JV** Muse Eccles masterplan regeneration 1270 homes https://www.placenorthwest.co.uk/scale-of-eccles-housing-ambition-revealed-as-1270-home-masterplan-emerges/ ; **regeneration** with Manchester for Strangeways 7000 homes in total https://www.placenorthwest.co.uk/salford-and-manchester-ready-to-rubber-stamp-7000-home-joint-vision/ ; Media City **masterplan** 3200 homes https://www.landsec.com/en/media-insights/press-releases/world-class-plans-mediacity-and-quays-approved ; **JV** with GMCA and Homes England creation of Salford Regeneration Partnership https://democracy.greatermanchester-ca.gov.uk/ieIssueDetails.aspx?IId=18046&Opt=3 ; **retrofitting** https://www.salfordcvs.co.uk/gm-retrofit-portal%C2%A0 , https://gmca.retrofitportal.org.uk/ ; https://www.salfordcvs.co.uk/sites/default/files/2025-01/NextEnergy-Guide%20to%20retrofitting%20your%20home.pdf ; **CLT** Inspiring Housing ;	Y	Y	Y
Stockport (2026) Company Stockport Homes Group	NW/ GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.stockport.gov.uk/documents/the-council-plan ; **housing strategy** https://www.stockport.gov.uk/housing-strategies-and-documents ; **HRA** https://www.stockporthomes.org/media/wgebfnwy/stockport-homes-accounts-2024-25.pdf; **ALMO and company** Stockport Homes Group https://www.stockporthomes.org/about-us/who-we-are/our-story/#SHG including Viaduct Housing Partnership https://www.viaducthousing.com/ , Three Sixty https://www.wearethreesixty.ltd/ and Skylight Community Benefit Society https://www.sk-y-light.org/ . Viaduct Compstall Printworks 32 homes https://www.viaducthousing.com/shared-ownership/our-developments/latest-developments/the-compstall-printworks/ ; Battersby Hat Factory 144 homes https://www.placenorthwest.co.uk/long-awaited-transformation-of-stockport-hat-factory-completes/ ; Melford Rd 28 homes https://www.viaducthousing.com/shared-ownership/our-developments/latest-developments/melford-road/ ; Three Sixty estate improvements https://www.wearethreesixty.ltd/construction/our-portfolio/ ; **JV** with English Cities Fund Stockport 8 1328 homes https://www.stockport.gov.uk/news/gbp350m-sustainable-neighbourhood-in-stockport-gets-the-green-light ; city centre **MDC** 8000 homes https://stockportmdc.co.uk/ including 131 energy homes in Hollingdrake Place https://www.stockport.gov.uk/news/new-affordable-and-social-housing-in-stockport-town-centre ; **masterplan** Town Stockport Town Centre East 4000 homes https://www.stockport.gov.uk/news/stockport-sets-out-bold-15-year-plan-for-town-centre-east ; **retrofitting** https://www.stockport.gov.uk/make-your-home-more-energy-efficient/more-ways ; https://www.stockport.gov.uk/news/stockport-residents-can-check-their-eligibility-for-green-home-improvements ; https://gmca.retrofitportal.org.uk/ ; **climate change** https://www.stockport.gov.uk/stockport-can/low-carbon-buildings-stockport-can ;	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Tameside (2026)	NW/ GMCA	N	N	Y	N	Y	**Council strategy** https://www.whitehorsehousing.co.uk/50/Wiltshire-Community-Land-Trust/ ; **housing strategy** https://www.tameside.gov.uk/TamesideMBC/media/tbc/Housing-Strategy-2021-26-01-07-21.pdf ; **acquisition** Ladysmith shopping centre for redevelopment 306 homes https://www.tameside.gov.uk/Newsroom/Articles/Tameside-Council-acquires-Ladysmith-Shopping-centre,-marking-major-milestone-in-Ashton-town-centre-r ; https://www.tamesidecorrespondent.co.uk/2026/05/31/tameside-council-buys-ashton-shopping-centre-earmarked-for-housing/ ; **enabled** 124 homes through an RP https://www.tameside.gov.uk/housing/tameside ; **empty homes** https://www.tameside.gov.uk/housing/empty-to-plenty ; **JV** with Made Partnership garden village Godley Green 2150 homes https://www.godleygreen.co.uk/ , https://www.showhouse.co.uk/2150-home-garden-village-plans-approved-by-tameside-council/news/ ; https://public.tameside.gov.uk/pressreleases/f1030pressreleasestory107.asp?story=5738&keyword= ; **regeneration** police station Hattersley 14 homes https://www.tameside.gov.uk/hattersleyregeneration ; https://www.tamesidecorrespondent.co.uk/2024/11/13/former-tameside-police-station-site-targeted-for-homes-development/#google_vignette ; Droylsden Marina **master plan** 192 homes https://www.manchestereveningnews.co.uk/news/droylsden-marina-housing-plan-triple-34074761 ; Hyde **regeneration** 1000 homes https://www.tameside.gov.uk/Hydetowncentre%20%20 ; Stalybridge regeneration 400 homes https://www.bankfootapam.com/stalybridge-regeneration-scheme-minded-to-grant-following-positive-committee-backing/ ; https://www.tamesidecorrespondent.co.uk/2026/04/16/stalybridge-town-centre-housing-development-given-go-ahead/ ; **urban extension** Godley Green **garden village** 2150 homes https://www.godleygreen.co.uk/ ; **retrofitting** https://www.tameside.gov.uk/energyefficiency/energy-saving-grants-and-funding ; https://www.tameside.gov.uk/helpinghand/energyefficiency/support ; https://www.groundwork.org.uk/greatermanchester/gm-about/our-impact-gm/supporting-people-to-retrofit-their-homes/ ; https://www.findmyhia.org.uk/united-kingdom/ashton-under-lyne/home-improvement-agency/tameside-home-improvement-agency ; https://fundingservice.org.uk/tameside-flex/ ; **climate change** https://tameside.moderngov.co.uk/documents/s118329/ITEM%2010%20-%20Climate%20Change%20and%20Environment%20Strategy%20FINAL.pdf ;	Y	N	N
Trafford (2026) Company Trafford Developments	NW/ GMCA	N	N	Y	Y	Y	**Council strategy** https://www.trafford.gov.uk/sites/default/files/2026-05/Corporate%20plan.pdf ; **housing strategy** https://www.trafford.gov.uk/sites/default/files/2025-08/Trafford-Council-Housing-Strategy.pdf ; empty homes https://www.trafford.gov.uk/housing/empty-homes ; **JV** with FEC and GMCA to redevelop Police HQ 1200 homes http://trafford.gov.uk/news/2026/second-consultation-launched-plans-1200-homes ; **company** Trafford Developments https://www.trafforddevelopments.co.uk/about , https://find-and-update.company-information.service.gov.uk/company/08232910 , Williams row 5 homes https://www.trafforddevelopments.co.uk/williams-row ; Ortus Gardens 9 homes https://www.trafforddevelopments.co.uk/ortus-gardens ; Lacy St 53 homes https://www.trafforddevelopments.co.uk/lacy-street ; **redevelopment** of courts by Trafford Developments 84 homes https://www.trafford.gov.uk/news/2026/affordable-homes-shared-ownership-former-courts-site-go-sale; **JV** with L&Q Homes for Trafford https://homesfortrafford.co.uk/ ; 147 homes also with Lovells https://www.lggroup.org.uk/media-centre/news/construction-starts-on-major-regeneration-project-in-trafford ; completed schemes Trafford Gardens 33 affordable homes and 116 homes for sale; Warwick Road South – 80 affordable apartments, Railway Street, Altrincham – 28 apartments, Shawe Road, Urmston - 12 one-bed apartments for homeless households in Trafford under the Rough Sleeping Accommodation Programme, Trafford Waters Care Home – this is a specialist care home facility comprising 85 en-suite rooms, Some major schemes under construction, totalling 937 homes, include: Lumina Village – 639 residential units on a site promoted by the JV between the Council and Bruntwood, Plot 2 Trafford Waters – 83 affordable apartments. Former Royal Canal works, Edge Lane – 51 dwellings, Masonic Hall and Police Station, Tatton Road, Sale – 30 units (20 apts, 10 houses), Christie Road Stretford - 50 apartments and ten houses. Sites with a recent planning consent - or resolution to grant: Great Stone, Road Stretford - 228 dwellings, Trafford Wharf Road, Trafford Park - 382 dwellings (Use Class C3), purpose-built student accommodation comprising 412 bedrooms New Street, Altrincham - 24 dwelling houses and 64 apartments.	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							. https://www.trafford.gov.uk/news/2026/thousands-new-homes-transforming-borough-trafford ; **masterplan** New Carrington 5000 homes https://www.trafford.gov.uk/planning/planning-policy-and-strategy/masterplans-and-strategic-sites/new-carrington-masterplan ; masterplan Davenport Green Timperley Wedge 2500 homes https://www.trafford.gov.uk/planning/planning-policy-and-strategy/masterplans-and-strategic-sites/davenport-green-timperley-wedge ; **MUFC** development 15000-17000 homes https://www.manutd.com/en/news/man-utd-welcomes-greater-manchester-growth-plan-announced-on-20-nov-2025 , https://www.trafford.gov.uk/news/2026/trafford-council-welcomes-major-milestone-mufc-stadium-plans , **MDC** https://www.trafford.gov.uk/news/2026/old-trafford-regeneration-mayoral-development-corporation-officially-launched ; **retrofitting** https://democratic.trafford.gov.uk/mgAi.aspx?ID=40248 ; https://www.trafford.gov.uk/news/2025/major-step-forward-huge-trafford-heat-network-project-procurement-under-way ; https://gmca.retrofitportal.org.uk/ ; https://www.trafford.gov.uk/planning-and-building-control/building-control/advice-your-home-improvement-project ; **climate change** https://www.trafford.gov.uk/sites/default/files/2025-11/Carbon-Neutral-Action-Plan%20%281%29.pdf			
Wigan (2026)	NW/ GMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.wigan.gov.uk/Docs/PDF/Council/The-Deal/Deal-2030.pdf ; **housing strategy** https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Housing/HousingStrategies.aspx ; **HRA** https://democracy.wigan.gov.uk/documents/s99073/Housing%20Revenue%20Account%20Medium%20Term%20Financial%20Plan%20for%20Budget%20202627%20202829.pdf?a=1 **; acquisitions** former RTB https://www.wigantoday.net/news/politics/council/millions-of-pounds-spent-buying-back-council-housing-in-wigan-4800214 ; council housing developments Shevington extra care 32 homes; Priory Rd 6 homes; Railway arches Leigh 40 homes; Ince 47 homes; 12 further sites under development in 2026 https://www.wigan.gov.uk/Resident/Housing/Council-homes/Find-a-home/New-build-homes.aspx ; **empty homes investment scheme** https://www.wigan.gov.uk/Business/Property-and-Land/Empty-Homes/Empty-Homes-Investment-Scheme.aspx ; 591 Homes under construction by RPs, and 211 completed by RPs https://www.wigan.gov.uk/Resident/Housing/Council-homes/Find-a-home/New-build-homes.aspx **; JV** the Fettlers with Cityheart 464 homes https://www.wigan.gov.uk/Council/Our-Future-Borough/Fettlers.aspx ; **masterplan** Leigh 1700 homes https://www.wigan.gov.uk/News/Articles/2025/November/Pride-in-Place-board-sets-out-10-year-masterplan-for-Leigh.aspx ; masterplan Worsley Mesnes 278 homes https://www.gillespies.co.uk/stories/gillespies-presents-masterplan-and-delivery-strategy-for-wigan-estate **; urban extension** South Hindley 2000 homes https://democracy.wigan.gov.uk/documents/s98250/East%20-%20West%20Link%20M58.pdf?a=1 ; **retrofitting** https://www.wigan.gov.uk/Resident/Consumer-Advice/Home-energy/Heating-and-retrofit-grants.aspx ; https://www.wigan.gov.uk/Resident/Housing/Council-homes/Manage-my-home/Your-property/Property-improvements-and-planned-works.aspx ; https://www.wigantoday.net/community/wigan-retrofit-sets-new-standard-for-safe-sustainable-supported-accommodation-5293627 ; https://www.wigan.gov.uk/Resident/Housing/Warm-homes/Index.aspx ; **climate change** https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Climate-change-and-sustainability.aspx ;	Y	Y	N

Hull and East Yorkshire CA

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
East Riding (2026)	YH/HEYCA	N	N	N	N	N	**Housing strategy 2023-2030** https://downloads.eastriding.org.uk/corporate/plans-and-policies/all-plans-policies-and-strategies/housing/East%20Riding%20Housing%20Strategy%20and%20Action%20Plan%202023-2030.pdf ; **HRA** business plan https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/local-plan-library/local-plan-library-item/?entry=housing_revenue_account_business_plan ; budget 2026 https://downloads.eastriding.org.uk/corporate/pages/housing-investment/HRA%20budget%202026-27%20and%20Financial%20Plan%202026-27%20and%202029-30.pdf , 'build and buy' 500 homes 105 new affordable homes delivered in 2023-24, 141 new homes in 2024-25 including 16 flats and houses in Withernsea and 4 houses in Beverley, 40 homes in Withernsea with Gleeson mix of two, three and four-bedroom, with 29 for social rent and 11 available through Shared Ownership https://theintermediary.co.uk/2025/12/east-riding-of-yorkshire-council-and-gleeson-homes-partner-for-housing-project/ ; **empty homes** https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/local-plan-library/local-plan-library-item/?entry=empty_homes_strategy ; **urban extension** Howden 1800 homes https://www.studiopartington.co.uk/howden ; **retrofitting** https://www.eastriding.gov.uk/news/article/?entry=u00a3250_000_pilot_programme_installs_solar_panels_and_heat_pumps_in_fridaythorpe , https://www.eastriding.gov.uk/housing/energy-efficiency/energy-efficiency-at-home/ , https://retrofit.wienerberger.co.uk/case-studies-and-projects/east-riding-council.html ; **climate change** https://www.eastriding.gov.uk/environment/sustainable-environment/climate-change/climate-change-what-we-do/ ;	N	Y	N
Hull (2026)	YH/EYCA	Y	Y	Y	Y	Y	**Council strategy** https://data.hull.gov.uk/wp-content/uploads/2024-08-23-Council-PLan-OSMC-Cabinet-Appendix-1-HCC-Council-Plan-2024-1.pdf ; **housing strategy** https://www.hull.gov.uk/downloads/file/1734/the-hull-housing-strategy ; **HRA** https://cmis.hullcc.gov.uk/CMIS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Sg4OXuF3F%2FIj6Y569qTI5eXMPZKIqANTmv1ZMKNoBstEfUNtrduDZQ%3D%3D&rUzwRPf%2BZ3zd4E7Ikn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFfXsDGW9IXnlg%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJFf55vVA%3D&FgPlIEJYlotS%2BYGoBi5olA%3D%3D=NHdURQburHA%3D&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3D&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3D ; **housing delivery** plan 6000 homes including 800 council homes and https://www.hull.gov.uk/downloads/file/3709/the-housing-growth-plan-2025-to-2031 ; 42 homes to be built on 3 small sites https://news.hull.gov.uk/20/03/2026/council-to-build-dozens-more-homes-in-hull/ **; acquisitions** 17 homes https://news.hull.gov.uk/housing/news/hull-city-council-purchase-more-houses-to-meet-demand/ ; conversions 16 homes from offices https://news.hull.gov.uk/19/12/2025/beverley-road-purchase-paves-way-for-flats-plan/ ; Dane Park estate regeneration 300 homes https://www.hull.gov.uk/regeneration-1/orchard-park-regeneration ; **empty homes** https://www.hull.gov.uk/private-tenants/Empty-Properties-Private-Sector ; **JV** with ECF for East Bank urban village 2500 homes including BTR https://news.hull.gov.uk/15/04/2026/first-plans-submitted-for-east-bank-urban-village-in-hull/ ; JV Compendium Living in Ings 700 homes https://www.compendiumliving.co.uk/projects/ings-regeneration-hull/ ; JV Esh 60 homes Preston Rd; ; small sites project on 10 sites https://houlton.co.uk/projects/170/hull-city-councils-small-sites-housing-project ; JV 114 homes Keepmoat https://news.hull.gov.uk/housing/news/work-started-on-final-phase-of-regeneration-scheme/ ; **retrofitting** https://www.hull.gov.uk/repairs-maintenance/external-insulation-improvements ; https://www.hull.gov.uk/regeneration-1/private-housing-improvements ; https://thekeegansgroup.com/casestudy/hull-retrofit-programme-for-fortem-energy-efficiency-and-carbon-reduction--keegans ; https://www.hullwarmhomes.org.uk/warm-homes-local-grant ; **climate change** https://www.hull.gov.uk/downloads/file/2186/hull-2030-carbon-neutral-strategy ;	Y	Y	N

Lancashire CCA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Blackburn with Darwen (2026)	NW/ LCCA	N	Y	Y	Y	Y	**housing strategy** https://www.placenorthwest.co.uk/blackburn-land-deal-paves-way-for-70-affordable-homes , land sale for 81 homes to Great Places where council had undertaken land assembly https://democracy.blackburn.gov.uk/documents/s28424/Griffin%20Housing%20Site%20Phase%202%20Land%20Disposal%20to%20preferred%20developer.pdf ; land sale for 70maffordable homes ; land **acquisition** former mill for supported affordable housing https://www.placenorthwest.co.uk/blackburn-to-snap-up-old-mill-for-affordable-housing/ ; **empty homes** https://www.blackburn.gov.uk/housing/empty-properties ;**JV** Maple Grove Blackburn Ltd with Maple grove Developments Ltd for site acquisition and development of town centre sites including Thwaites brewery 500 homes ;https://democracy.blackburn.gov.uk/ieDecisionDetails.aspx?Id=920 ; **masterplans** NW Blackburn 1500 homes https://www.blackburn.gov.uk/consultations/north-east-blackburn-masterplan , Holden Fold Masterplan Darwen 1000 homes https://www.blackburn.gov.uk/planning/masterplans/holden-fold-masterplan ; Bank Hey Masterplan 555 homes, Roe Lee masterplan 1500 homes, Gib lance masterplan 621 homes; **retrofitting** https://www.blackburn.gov.uk/sites/default/files/2025-07/LCRE%20SPD%20Consultation%20Statement.pdf#:~:text=1.1,of%20Low%20Carbon%20and%20Renewable ; **Climate change** https://www.blackburn.gov.uk/sites/default/files/2025-06/BwD-BC-Climate-Emergency-Action-Plan-2024-to-2025.pdf	Y	N	N
Blackpool (2026) Company Blackpool Coastal Housing /Lumen	NW/ LCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.blackpool.gov.uk/Your-Council/Creating-a-better-Blackpool/Blackpool-Council-plan/Blackpool-Council-plan.aspx ; **HRA** ; **Company** Blackpool Coastal Housing ; Company Blackpool Housing Company aka My Blackpool Home and has a subsidiary Lumen ; **regeneration** Central Blackpool housing regeneration framework funded by gov /Homes England £90m https://www.blackpool.gov.uk/Your-Council/Creating-a-better-Blackpool/Regeneration/Housing-regeneration/Consultation/Blackpool-Central-Housing-Regeneration-Area-Framework.aspx , https://www.placenorthwest.co.uk/blackpool-embarks-on-15-year-plan-to-address-housing-woes/ ; **empty homes** https://www.blackpool.gov.uk/Residents/Housing/Empty-homes.aspx ; **retrofitting** Grange Park scheme energy focus and Groundwork eco-coaches https://www.cassidyashton.co.uk/ccassidy-ashton-marks-completion-of-phase-one-of-20m-blackpool-housing-development/ ; NB can't provide links as websites appear to have been taken over	Y	Y	Y
Burnley (2026)	NW/ LCCA	Y	Y	Y	Y	Y	**Council strategy** https://burnley.gov.uk/council-democracy/councillors-decision-making/our-vision-and-strategic-plan/ ; **acquisitions** vacant homes programme https://burnley.moderngov.co.uk/mgAi.aspx?ID=28732#:~:text=The%20majority%20of%20the%20properties,Executive%20resolved%20to%20approve%20that**: empty homes** https://burnley.gov.uk/housing/empty-homes-programme/ **; JV** with Barnfield for student accom https://www.barnfieldconstruction.co.uk/burnley-barnfield-jv-completes-136-bed-student-accommodation-scheme/#:~:text=%E2%80%9CWe're%20so%20proud%20of,internal%20images%20of%20Sandygate%20Halls. , restoring council offices into 18 apartments https://www.barnfieldconstruction.co.uk/new-homes-planned-for-historic-building-in-burnley-town-centre/ , https://find-and-update.company-information.service.gov.uk/company/07800536/charges ; **retrofitting** https://burnley.gov.uk/housing/home-upgrade-grant https://burnley.gov.uk/housing/home-upgrade-grant/ ; https://burnley.gov.uk/wp-content/uploads/2022/02/Green-Homes-Grants-Local-Authority-Delivery-Scheme-3.pdf ; https://burnley.gov.uk/wp-content/uploads/2022/02/Green-Homes-Grants-Local-Authority-Delivery-Scheme-3.pdf ; **climate change** https://burnley.moderngov.co.uk/documents/s41255/Revised%20Climate%20Change%20Action%20Plan%20202425.pdf	Y	N	N
Chorley (2026)	NW/ LCCA	N	Y	Y	Y	N	**Council strategy** https://chorley.gov.uk/downloads/file/321/corporate-strategy ; **housing strategy** https://chorley.gov.uk/downloads/file/1570/chorley-housing-strategy-2025-30 ; partnership with RPs for s106 homes https://chorley.gov.uk/planning-policy/chorley-council-registered-provider-partnership-framework ; housing **company** closed 2025 https://www.blogpreston.co.uk/2025/09/chorley-council-axes-property-company-it-set-up/ ; **acquisitions** 3 homes for Afghanistan	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							families https://democracy.chorley.gov.uk/mgDelegatedDecisions.aspx?&DR=28%2F02%2F2025-14%2F03%2F2025&RP=0&K=0&DM=0&HD=0&DS=2&Next=true&META=mgdelegateddecisions&V=1 ; **empty homes** https://chorley.gov.uk/housing/empty-properties-policy ; **regeneration** Town Centre including 31 homes plus redevelopment of a car park for 62 energy efficient homes on Bengal St https://chorley.gov.uk/news/article/58/-44m-improvement-plans-for-chorley-town-centre-gather-pace ; Woodlands 97 homes on former conference centre https://www.placenorthwest.co.uk/chorley-waves-through-97-homes-pushes-affordable-scheme-back/ ; **retrofitting** https://chorley.gov.uk/environmental-health/energy-efficiency-standards/3 ; **climate change** https://chorleyclimatechange.co.uk/CCStrategy			
Fylde (2026)	NW/ LCCA	Y	N	N	N	N	Housing **acquisitions** using s106; **empty homes** initiative https://new.fylde.gov.uk/resident/housing/affordable-housing/empty-homes/ ;	N	N	N
Hyndburn (2026)	NW/ LCCA /	N	Y	Y	Y	N	**Housing strategy part of Pennine group** https://www.hyndburnbc.gov.uk/pennine-lancashire-housing-strat ; **empty homes** https://www.hyndburnbc.gov.uk/empty-homes/ ; **masterplan** Huncoat **Garden Village** 1800 homes council using CPOs and acquiring land and buildings https://www.hyndburnbc.gov.uk/huncoat-garden-village/ ; https://democracy.hyndburnbc.gov.uk/mgAi.aspx?ID=14954 ; masterplan Accrington town centre includes housing https://accringtontownsquare.com/wp-content/uploads/2025/07/2.20Accrington20Masterplan-Framework-Document-low-resolution.pdf **; retrofitting** https://www.hyndburnbc.gov.uk/news/home-upgrade-grant/ , https://democracy.hyndburnbc.gov.uk/mgAi.aspx?ID=13573 ; **climate change** https://democracy.hyndburnbc.gov.uk/documents/s21702/Climate%20Strategy%20Action%20Plan1.pdf ;	N	N	Y
Lancaster (2026) Companies LATC More Homes for the Bay Developments	NW/ LCCA	N	Y	Y	Y	Y	**Council strategy** https://www.lancaster.gov.uk/news/2024/jan/lancaster-city-council-publishes-its-council-plan-for-2024-27 ; **housing strategy** https://storymaps.arcgis.com/stories/a53be959ae0d485098a93b7557caba3b ; **HRA** capital programme https://rbkc.moderngov.co.uk/committees/documents/s9429/Appendix%204%20-%20Housing%20Revenue%20Account%20HRA%20Capital%20Programme.pdf ; **Homes Improvement agency** https://www.lancaster.gov.uk/sites/home-improvement-agency ; **estate regeneration** Mainway 135 new homes https://www.lancaster.gov.uk/housing/council-housing/my-neighbourhood/mainway-regeneration**; empty homes** https://www.lancaster.gov.uk/planning/housing-strategy/empty-properties ; **JV** Regeneration Canal Quarter 580 homes from derelict land and car parks https://www.lancaster.gov.uk/sites/home-improvement-agency ; **companies** LATC More Homes for the Bay Investment Company and More Homes for the Bay Developments https://find-and-update.company-information.service.gov.uk/company/13469092 ; **masterplan** North Lancaster 700 homes; Lancaster City Centre masterplan 580 homes ; **regeneration** Centenary House former department store Morecambe 10 homes brownfield funding https://www.lancaster.gov.uk/sites/regeneration/centenary-house ; **urban extension** Bailrigg **Garden Village** 5000 homes https://farrerhuxley.co.uk/bailrigg ; **retrofitting** https://www.local.gov.uk/case-studies/lancaster-city-council-housing-retrofit-action-learning-set ; https://www.lancaster.gov.uk/housing/energy-efficiency-advice ; https://www.lancaster.gov.uk/news/2024/oct/local-area-energy-plan-adopted-by-lancaster-city-council ; https://skillsfix.co.uk/retrofit/ ; **climate change** https://www.lancaster.gov.uk/the-council-and-democracy/about-the-council/corporate-plan ; **CLT** https://communitylanduk.weebly.com/ ;	Y	Y	Y
Lancashire CC (2026)	NW/ LCCA	N	Y	Y	Y	Y	**JV** Lancashire Central with Maple Grove 74 homes https://www.placenorthwest.co.uk/maple-grove-sells-chunk-of-lancashire-central/ ; retrofitting https://www.chil.uk.com/ ; **climate change** https://www.lancashire.gov.uk/media/940761/environment-strategy.pdf	Y	N	N
Pendle (2026)	NW/ LCCA	Y	Y	Y	Y	Y	**Council strategy** https://www.pendle.gov.uk/downloads/file/12469/council_plan_2026-2028 ; **acquisition** https://www.bbc.co.uk/news/articles/cn800m53335o ; **JV** PEARL with Barnfield https://www.pearlpendle.co.uk/ , Northlight 85 homes https://www.pendle.gov.uk/news/article/413/millions_invested_in_pendle_through_pioneering_joint_venture , Eco-friendly housing Colne, Greenfields View, Langroyd Place in Colne derelict site The re-development of former cottages.com Spring Mill in Earby for a range of housing; **JV** with Together Housing PEARL Together https://find-and-update.company-information.service.gov.uk/company/11229691 , https://www.identityconsult.co.uk/project/pearl-together-harrison-drive-further-clough-head/ , Spring Hill 53 homes https://www.togetherhousing.group/our-news/2024/04/building-starts-on-53-new-homes-at-spring-mill-in-earby/ ; 129 homes Nelson	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.placenorthwest.co.uk/pearl-together-plots-129-nelson-homes/ ; **masterplan** Barnoldswick 226 homes https://www.pendle.gov.uk/downloads/file/11959/barnoldswick_town_centre_masterplan ; Colne masterplan 900 homes https://www.pendle.gov.uk/downloads/file/11961/colne_town_centre_masterplan ; Earby masterplan 170 homes https://www.pendle.gov.uk/downloads/file/11960/earby_town_centre_masterplan ; **retrofitting** https://www.pendle.gov.uk/info/20050/energy_efficiency/104/save_energy_in_your_home/3 ; https://www.pendle.gov.uk/info/20050/energy_efficiency/104/save_energy_in_your_home ; https://www.pendle.gov.uk/info/20033/community_support/689/keeping_warm ; **climate change** https://www.pendle.gov.uk/downloads/file/12531/pbc_climate_change_strategy ; **CLT** https://find-and-update.company-information.service.gov.uk/company/RS007552 ;			
Preston (2026)	NW/ LCCA	N	N	Y	Y	Y	**Acquisition** 19 homes https://www.preston.gov.uk/article/12194/Plans-to-acquire-new-build-homes-for-council-housing , https://www.bbc.co.uk/news/articles/c05vnyv8rero ; **empty** homes partnership with Community Gateway Association 1000 homes https://www.preston.gov.uk/article/12311/Empty-Homes-in-Preston-brought-back-to-life ; JV with Onward Homes https://www.onward.co.uk/once-in-a-generation-deal-to-bring-more-affordable-homes-to-preston/ ; **urban extension** north of Hoyles Lane 5500 homes https://www.preston.gov.uk/areasfordevelopment ; **retrofitting** https://www.preston.gov.uk/article/933/Energy-efficiency ; https://www.preston.gov.uk/article/12644/Working-with-local-partners-to-fund-and-promote-training-for-retrofit . https://www.preston.gov.uk/article/12699/Promoting-energy-efficiency-advice-and-support-services ; **CLT** Plungington https://preston.gov.uk/article/10872/Funding-allocated-for-Emmanuel-Church-Affordable-Homes-Scheme ;	Y	N	N
Ribble Valley (2026)	NW	N	N	N	Y	N	**Council strategy** https://www.ribblevalley.gov.uk/downloads/file/5230/revised-corporate-plan-2023-2028 ; age of first time buyers https://www.burytimes.co.uk/news/national/26114596.uk-hotspots-gen-zs-getting-housing-ladder-revealed-lender/ ; **acquisition** https://democracy.ribblevalley.gov.uk/ieDecisionDetails.aspx?Id=1246 ; **empty homes** https://www.ribblevalley.gov.uk/empty-properties/empty-properties-1 ; **retrofitting** https://www.ribblevalley.gov.uk/energy-efficiency/energy-efficiency-advice ; https://www.ribblevalley.gov.uk/news/article/218/funds-to-help-low-income-households-and-first-time-buyers-beat-the-cold ; https://www.ribblevalley.gov.uk/downloads/file/3188/home-upgrade-grant-application-form-and-letter ; https://www.ribblevalley.gov.uk/news/article/163/up-to-38000-for-off-grid-residents-to-make-homes-energy-efficient ; **climate change** https://www.ribblevalley.gov.uk/climate-change ; **CLT** https://www.chippingcommunityenergy.co.uk/the-team/	N	N	N
Rossendale (2026)	NW/ LCCA	Y	Y	Y	Y	Y	**Housing strategy** https://www.rossendale.gov.uk/housing-homelessness/housing-strategy **; JV** Rossendale Together with Barnfield and together Housing Group development of Heritage Arcade for housing https://www.rossendale.gov.uk/news/article/10738/rossendale-borough-council-to-lead-major-redevelopment-of-former-heritage-arcade-in-rawtenstall ; https://www.rossendale.gov.uk/download/meetings/id/12312/D1.%2520Development%2520of%2520the%2520Former%2520Heritage%2520Arcade ; 16 homes for over 55s https://www.btparchitects.co.uk/news/btp-delivers-new-apartments-for-over-55s-in-rawtenstall ; **Masterplan** Edenfield 400-450 homes https://www.rossendale.gov.uk/local-plan/edenfield-masterplan ; **retrofitting** https://www.rossendale.gov.uk/news/article/10781/national-recognition-for-rossendale-s-groundbreaking-net-zero-terrace-streets-project ; https://www.rossendale.gov.uk/housing-homelessness/cosy-homes-lancashire/2 ; **climate change** https://www.rossendale.gov.uk/downloads/file/16648/rossendale_council_climate_change_strategy ;			
South Ribble (2026)	NW/ LCCA	N	Y	Y	N	N	**Council strategy** https://southribble.gov.uk/downloads/file/539/srbc-corporate-strategy-2024-2025 ; **housing strategy** https://southribble.moderngov.co.uk/documents/s16847/Appendix%20A%20-%20Draft%20South%20Ribble%20Housing%20Strategy%202020-2025.pdf ; **acquisitions** https://southribble.gov.uk/news/article/106/south-ribble-borough-council-set-to-acquire-and-transform-historic-occleshaw-house-in-leyland-to-support-local-families- **; empty homes** https://southribble.gov.uk/housing/long-term-empty-properties **; housing delivery** Leyland https://www.trebbi.co/portfolio/leyland-town-deal-leyland-town-centre ; **regeneration** Leyland town centre 22 homes https://southribble.gov.uk/planning-building-control/major-projects-3 ; council homes built	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.facebook.com/blogpreston/posts/the-first-new-council-owned-homes-to-be-built-in-south-ribble-for-25-years-/696074999199151/ 15 homes in Bamber Bridge https://www.lancashirebusinessview.co.uk/latest-news-and-features/council-owned-homes-completed-in-bamber-bridge ; **urban extension** Penwortham 2000 homes https://xanthequayle.com/work/penwortham-urban-extension/ ; **retrofitting** https://southribble.gov.uk/climate-change/retrofit/4 , **climate change** https://southribble.gov.uk/climate-change/climate-change-strategy/6 ;			
West Lancashire (2026) Company Tawd Valley Developments	NW/ LCCA	N	Y	Y	Y	Y	**Council strategy** https://www.westlancs.gov.uk/media/547868/council-vision-and-priorities-2023-2028.pdf ; **housing strategy** https://www.westlancs.gov.uk/media/547751/housing-strategy-24-29.pdf ; **HRA** https://democracy.westlancs.gov.uk/ieDecisionDetails.aspx?Id=292 ; **acquisition** strategy https://democracy.westlancs.gov.uk/ieDecisionDetails.aspx?AIId=27761 ; 50 homes acquired from HA in Skelmersdale https://www.lep.co.uk/news/people/council-buys-new-housing-stock-from-housing-association-5465775 ; **empty homes** https://www.westlancs.gov.uk/housing/private-housing/empty-homes.aspx ; **company** Tawd Valley Developments https://tawdvalleydevelopments.co.uk/ ; Fleetwood Farm 20 homes, 9 sites in Skelmersdale , Hesketh Bank 10 homes ; Digmoor 45 homes https://tawdvalleydevelopments.co.uk/housingsites.html ; **masterplan** 4860 homes West Lancashire https://www.bbc.co.uk/news/articles/cwy73n19008o ; **retrofitting** https://www.westlancs.gov.uk/housing/private-housing/grants-and-schemes-for-homeowners/energy-efficiency.aspx ; **climate change** https://www.westlancs.gov.uk/media/546069/climate-change-strategy-and-action-plan-2030.pdf ;	N	Y	N
Wyre (2026)	NW/ LCCA	Y	N	N	N	N	**Acquisition** https://www.wyre.gov.uk/news/article/522/first-property-acquired-by-the-council-for-the-affordable-housing-delivery-programme-is-now-for-sale ; https://www.wyre.gov.uk/news/article/595/wyre-council-purchases-its-second-empty-home-in-fleetwood-as-part-of-the-affordable-housing-delivery-programme ; **empty homes** https://www.wyre.gov.uk/homes-council-tax/empty-homes-1/2 ; **retrofitting** https://www.wyre.gov.uk/private-sector-housing/energy-efficiency ; https://www.wyreforestdc.gov.uk/community-and-environment/sustainability/energy-efficiency/home-upgrade-grant/ ; https://www.wyre.gov.uk/news/article/93/government-s-green-homes-grant-is-available-to-wyre-residents ; **climate change** https://www.wyre.gov.uk/climate-change	N	N	N

Liverpool City Region CA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Halton (2026)	NW/ LCR	N	N	Y	Y	Y	**Council strategy** https://www3.halton.gov.uk/Documents/council%20and%20democracy/corporateplan.pdf ; **Housing Strategy** https://www3.halton.gov.uk/Documents/council%20and%20democracy/housing/housingstrategy.pdf ; **empty homes** https://www3.halton.gov.uk/Pages/CouncilandBenefits/emptyhomes.aspx ; **JV** Foundry Lane 300 homes with Cityheart and Plus Dane housing https://www.plusdane.co.uk/about-plus-dane/news-unity/news/progress-at-foundry-lane-widnes/ ; **regeneration** Runcorn Vision several thousand homes https://www3.halton.gov.uk/Documents/business/regeneration/runcornvision.pdf ; regeneration Widnes 630 homes https://www.placenorthwest.co.uk/halton-sets-widnes-regeneration-proposals-in-motion/ ; urban extension Sandymoor 2000 homes https://www.placenorthwest.co.uk/last-phase-of-runcorn-resi-masterplan-to-get-final-sign-off/ ; **retrofitting**	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www3.halton.gov.uk/Pages/planning/greenhomesgrant.aspx , https://energysavinggrants.org/energy-company-obligation-eco-grants/halton-borough-council/, https://councillors.halton.gov.uk/documents/s29194/home%20PDF.pdf ; **climate change** https://moderngov.halton.gov.uk/documents/s69546/EUR%20PPB%20-%20Climate%20Change%20Plan%20-%20App1.pdf.pdf **CLT** Runcorn https://reconnectingruncorn.info/reconnecting-runcorn-a-town-transformed/ ;			
Knowsley (2023) Companies LIVV and NHCF	NW/ LCR	N	N	N	Y	Y	**Housing Strategy** with climate change 2022-27 https://www.knowsley.gov.uk/knowsleycouncil/media/Documents/KNOWSLEY-HOUSING-STRATEGY-2022-2027-ACCESSIBLE.pdf ; **urban extension** East of Halewood 1500 homes https://www.knowsleynews.co.uk/east-of-halewood-housing/ ; **empty homes** https://www.knowsley.gov.uk/housing/empty-homes ; **JV** with Livv Housing and North Huyton Community Futures; Halsnead **Garden Village** 1600 homes https://www.investknowsley.co.uk/major-projects/halsnead-village/ , https://www.knowsleynews.co.uk/latest-new-homes-at-halsnead-garden-village-approved/ ; Huyton Community Cooperative https://housingcare.org/housing-care/provider-1764-huyton-community-housing-cooperative ; Council Housing land development programme ; **climate change** https://www.knowsley.gov.uk/knowsleycouncil/media/Documents/CLIMATE-EMERGENCY-ACTION-PLAN.pdf ;	Y	N	N
Liverpool (2026)	NW/ LCR	Y	Y	N		Y	**Council strategy** https://liverpool.gov.uk/council/strategies-and-policies/council-plan/pillar-3-thriving-communities/ ; **housing strategy** https://councillors.liverpool.gov.uk/documents/s299661/Draft%20Liverpool%20Housing%20Strategy.pdf ; **acquisition** for TA through HA https://www.insidehousing.co.uk/news/liverpool-landlord-acquires-homes-to-reduce-homelessness-from-section-21-evictions-95578 ; stalled housing site for 631 homes https://www.housingtoday.co.uk/news/liverpool-city-council-acquires-stalled-development-site-after-collapse-of-previous-owner/5133107.article ; **empty homes** https://liverpool.gov.uk/communities-and-safety/community-initiatives-funding-and-grants/empty-homes-grant-scheme/ , 52 homes https://www.placenorthwest.co.uk/liverpool-seeks-to-add-400-homes/ ; reacquiring small sites with stalled development ; **JV** for Festival Site with Urban Splash and igloo 800 homes https://www.urbansplash.co.uk/resources/developers-announced-for-festival-gardens-scheme ; JV with Torus HA https://www.torus.co.uk/news/post/liverpool-city-council-and-torus-announce-partnership-accelerate-housebuilding ; **masterplan** Pumpfields and Limekiln 7000 homes https://www.placenorthwest.co.uk/liverpool-unveils-masterplan-for-100-acres-in-city-centre/ ; **regeneration** proposed **MDC** for Liverpool North Docks 17,700 homes https://www.liverpoolcityregion-ca.gov.uk/news/next-steps-confirmed-for-liverpools-mayoral-development-corporation ; **new town** Liverpool North with LCR 10,000 homes https://www.liverpoolcityregion-ca.gov.uk/news/once-in-a-generation-redevelopment-plan-sees-renewed-calls-for-a-new-town-for-liverpool-city-region ; **retrofitting** warm homes https://liverpool.gov.uk/housing/fuel-bills-and-energy-efficiency/apply-for-a-warm-homes-local-grant/ ; https://www.liverpoolcityregion-ca.gov.uk/news/32m-grants-scheme-launched-to-make-2000-homes-across-the-liverpool-city-region-warmer-and-more-energy-efficient ; https://liverpool.gov.uk/communities-and-safety/realising-net-zero/about-rnzl/ **; climate change** https://liverpool.gov.uk/media/qefm2vbs/liverpool_action_plan_full_final_digi.pdf ; **CLT** https://www.theflorrie.org/2025/06/13/destination-dingle-the-florrie-community-land-trust/ , https://www.tnlcommunityfund.org.uk/media/insights/documents/Granby-Four-Streets-Case-Study-1.pdf ; https://www.homebaked.org.uk/our-story ;	Y	Y	N
St Helens (2026)	NW/ LCR	Y	Y	Y	Y	Y	**Council strategy** https://www.sthelens.gov.uk/media/1687/St-Helens-Borough-Strategy-2021-2030/pdf/Our_Borough_Strategy_2021-2030.pdf?m=638092193495800000 ; https://www.sthelens.gov.uk/media/5895/P3-Housing-Strategy/pdf/P3_Housing_strategy.pdf?m=1681726095303 ; target 90 new affordable homes pa; **empty homes** https://www.sthelens.gov.uk/article/5195/What-are-we-doing-about-it ; **JV** with Langtree Parkside 847 homes https://sthelens.moderngov.co.uk/documents/s174911/Parkside%20Regeneration%20LLP%20Joint%20Venture%20Annual%20Report%202025.pdf ; **JV** St Helens Town Centre regeneration with Muse, L and G and Homes England 64 homes https://sthelenstowncentre.co.uk/phase-one/ ; **Garden Village** Bold Forest 3000 homes https://www.boldforestgv.co.uk/ ; **retrofitting** https://sthelens.gov.uk/article/5126/Energy-efficiency-improvement-schemes ; https://sthelens.gov.uk/article/5512/Warm-Homes-Local-Grant ; https://greatbritishenergy.com/council/st-helens/ ; **climate change**	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://sustainable.sthelens.gov.uk/media/12817/Climate-Action-Plan-2025-All-Ongoing-Points/pdf/Updated_Climate_Action_Plan_ongoing_actions.pdf?m=1759240371817 ;			
Sefton (2026) Company Sandway	NW/ LCR	Y	Y	Y	Y	Y	**Council strategy** https://www.sefton.gov.uk/media/3indhkyk/sefton-council-corporate-plan-2024-to-2027-final.pdf ; **housing strategy** https://www.sefton.gov.uk/housing/housing-strategies-and-policies/housing-strategy-2022-2027/ ; business case for council homes in Sefton https://modgov.sefton.gov.uk/ieDecisionDetails.aspx?Id=1150 ; **acquisitions** 18 properties – 2 for young people https://www.sefton.gov.uk/mysefton-news/latest-news/two-of-sefton-s-18-new-council-housing-properties-will-be-let-to-young-people-who-are-care-experienced/, https://www.sefton.gov.uk/mysefton-news/latest-news/sefton-full-council-meeting-confirms-acquisition-of-first-new-council-homes-in-since-2006/ ; Salfordian hotel for TA https://www.sefton.gov.uk/mysefton-news/latest-news/sefton-council-cabinet-approves-acquisition-of-the-salfordian-hotel/ ; **empty homes** https://www.sefton.gov.uk/housing/vacant-homes/empty-homes-plan-2025-2030/ ; **JV** Sovini group 1000 homes https://ovh.org.uk/news-events/partnership-delivers-1000-affordable-homes-for-sefton/ including redev of Bootle High School for 53 homes with support of mayor LCR https://www.liverpoolcityregion-ca.gov.uk/news/9m-to-prepare-land-for-671-new-homes-including-on-the-former-alder-hey-hospital-and-bootle-high-school-sites https://www.sefton.gov.uk/mysefton-news/latest-news/sefton-2030-promises-much-needed-new-homes-at-former-bootle-high-school/ , https://modgov.sefton.gov.uk/documents/s132544/Sefton%20Council%20and%20Sovini%20Group%20-%20Strategic%20Housing%20Partnership.pdf ; JV with Carroll Group 58 homes regeneration https://www.sefton.gov.uk/mysefton-news/latest-news/plans-to-redevelop-vine-house-in-seaforth-have-taken-a-major-step-forward/ ; **company** Sandway Homes https://sandwayhomes.co.uk/ , https://standupforsouthport.com/sandway-homes-to-start-work-on-first-council-housing-built-in-sefton-in-17-years/ ; end of programme 2025 https://www.placenorthwest.co.uk/end-of-the-road-for-sandway-homes/ ; **retrofitting** https://www.sefton.gov.uk/environment/energy-and-environment/healthy-green-homes/energy-efficiency-and-support/warm-homes-local-grant/ , https://www.sefton.gov.uk/environment/energy-and-environment/climate-emergency/climate-emergency/sefton-climate-retrofit-action-project/ , https://www.sefton.gov.uk/environment/energy-and-environment/erdf-retrofit-for-the-future/ ; **climate change** https://www.sefton.gov.uk/environment/energy-and-environment/climate-emergency/climate-emergency/what-is-the-council-doing/ ; **CLT** The Florrie https://www.theflorrie.org/clt/	Y	N	N
Wirral (2026)	NW/ LCR	Y	Y	Y	Y	Y	**Housing strategy** https://democracy.wirral.gov.uk/documents/s50136795/Appendix%201%20Wirrals%20Housing%20Strategy%202026-2031.pdf ; **acquisitions** 25 homes using LAHF https://wirral.moderngov.co.uk/ieDecisionDetails.aspx?Id=6316 ; **empty homes** https://www.wirral.gov.uk/housing/information-and-advice/empty-properties ; **JV** Muse Birkenhead 650 homes https://www.placenorthwest.co.uk/wirral-shopping-centres-drop-3m-in-value/ ; **masterplan** Bromborough 249 homes https://www.aewarchitects.com/projects/bromborough-masterplan-wirral/ ; masterplan Woodside 1600 homes https://haveyoursay.wirral.gov.uk/woodside-masterplan ; masterplan Wallasey Town Hall Quarter 496 homes https://www.wirral.gov.uk/files/wallasey-town-hall-quarter-masterplan.pdf ; St Werburghs **masterplan** 570 homes https://www.wirral.gov.uk/sites/default/files/2025-04/St.%20Werburghs%20Masterplan%20Report%20-%20Part%201%20of%202.pdf ; Hind St **urban village** 1600 homes https://iondevelopments.co.uk/projects/hind-street-urban-village/ ; **JV** Regenda **Regeneration** New Ferry 91 homes https://www.wirral.gov.uk/business/regeneration/new-ferry-regeneration **; retrofitting** https://www.wirral.gov.uk/housing/help-your-home/energy-home/advice-and-funding ; https://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=50111984 ; https://democracy.wirral.gov.uk/mgIssueHistoryHome.aspx?IId=50046074 ; **climate change** https://www.wirral.gov.uk/files/cool2-strategy-2020.pdf/download?inline ; **CLT** New Ferry https://newferryonline.org.uk/what-is-the-clt%3F	Y	N	N

North East CA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
County Durham (2026) Company Chapter Homes	NE/NEMSA	Y	Y	Y	Y	Y	**Council Strategy** https://www.durham.gov.uk/media/34954/Durham-County-Council-Plan-2023-2027/pdf/CouncilPlan2023-2027.pdf?m=638221688616370000 ; **housing strategy** https://www.durham.gov.uk/media/31966/Housing-strategy-County-Durham/pdf/HousingStrategy-CountyDurham.pdf?m=1754653771700 ; **HRA** https://democracy.durham.gov.uk/documents/s199464/CDHSA%20Report_%20002.pdf ; 500 homes by 2029 (put back because of economic conditions from 2025) https://democracy.durham.gov.uk/mgAi.aspx?ID=68247 ; **empty homes** https://www.durham.gov.uk/emptyhomes ; c**ompany** Chapter Homes https://find-and-update.company-information.service.gov.uk/company/09725702 ; https://www.chapterhomes.co.uk/ ; **JV** with Homes England 33 homes at Seaham https://www.durham.gov.uk/article/33667/News-Work-starts-on-more-than-30-affordable-council-homes#:~:text=The%20Portland%20Avenue%20Housing%20Development,comprehensive%20development%20in%20the%20area. ; **masterplan** Hordern supported by **NECA** mayor 56 properties acquired https://www.thenorthernecho.co.uk/news/24754431.plans-acquire-horden-homes-progress-major-regeneration-project/ ;**urban extension** Sniperley **garden community** 1900 homes https://www.pegasusgroup.co.uk/projects/sniperley-park/ ; **retrofitting** https://www.eshgroup.co.uk/latest/news/140-homes-across-county-durham-set-to-receive-energy-efficient-upgrades/ , https://constructionwave.co.uk/2024/10/08/esh-construction-secures-630000-county-durham-retrofit/ ; mine water connection https://labmonline.co.uk/news/750-affordable-homes-in-county-durham-set-to-connect-to-new-mine-water-heating-network/ ; undeclared climate emergency ;	Y	Y	N
Gateshead (2026)	NE/NEMSA	Y	Y	Y	Y	Y	**Council strategy** https://www.gateshead.gov.uk/article/32297/Corporate-Plan-2025-2030?action=Print&model=%2332297+-+%27Corporate+Plan+2025+-+2030%27%3a+document ; **housing strategy** https://www.gateshead.gov.uk/media/4816/Housing-strategy/pdf/Gateshead_Housing_Strategy_2019_30.pdf?m=1553621892247 ; **HRA** business plan 2025-2055 https://www.gateshead.gov.uk/article/29840/Introduction ; HRA delivery 500 affordable homes in period 2025-2030 https://www.gateshead.gov.uk/article/35823/Gateshead-Council-launches-ambitious-new-homes-programme including **JV** delivery with HUSK for 5 energy efficient brownfield bungalows https://www.gateshead.gov.uk/article/35823/Gateshead-Council-launches-ambitious-new-homes-programme ; housing investment plan 2026 -2031 £311m https://www.gateshead.gov.uk/article/36651/Gateshead-Council-unveils-311m-housing-investment-plan ; **regeneration** Gateshead town southern gateway 1000 homes https://www.gateshead.gov.uk/article/36135/High-Street-South-regeneration-moves-forward-with-site-acquisitions ; JV Glasper Village with Taylor Wimpey 252 homes https://dwfgroup.com/en/news-and-insights/press-releases/2026/4/dwf-advises-gateshead-council-on-clasper-village-redevelopment , https://www.gateshead.gov.uk/article/37283/New-252-home-development-planned-by-housebuilder-for-key-Gateshead-site , https://www.bbc.co.uk/news/articles/cpqxeyly992o ; **masterplan** Exemplar https://www.gateshead.gov.uk/article/3092/Exemplar-Neighbourhood-Masterplan-and-Supplementary-Planning-Document ; regeneration plan 9500 new homes https://www.gateshead.gov.uk/article/1792/Regeneration ; JV with Vistry Home Group and Homes England Gateshead Regeneration Partnership Sites in Birtley, Saltwell, High Spen and the town centre are currently being built, adding up to 430 new homes. In 2026, four sites totalling 400 homes Brandling in Felling, Elisabethville in Birtley, Dixon Street in Teams and on the former council house site in Beacon Lough 830 homes in total https://www.gateshead.gov.uk/article/35864/Gateshead-Regeneration-Partnership-submits-plans-for-440-new-homes-across-four-key-sites ; 200 homes in Felling funded by Homes England and NECA https://www.gateshead.gov.uk/article/36333/Regeneration-delivery-plans-Neighbourhoods-and-local-centres ; **retrofitting** https://www.gateshead.gov.uk/article/3526/Energy-efficiency-and-heating-grants ; **climate change** https://gateshead.moderngov.co.uk/documents/s45406/Climate+Emergency+Update.pdf	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Newcastle upon Tyne (2026)	NE/NEMSA	N	Y	Y	Y	Y	**Council strategy** https://newcastle.gov.uk/sites/default/files/Finance/20240321_Council-Plan.pdf ; **HRA** plan for council housing https://new.newcastle.gov.uk/sites/default/files/2024-11/2024-2027%20Council%20Housing%20Plan.pdf , target 15,000 homes over 10 years ; empty homes https://new.newcastle.gov.uk/private-housing/empty-homes ; **JV** with Keepmoat https://www.keepmoat.com/get-inspired/blog/keepmoat-to-deliver-scheme-of-accessible-bungalows-in-newcastle ; JV Igloo Stephenson Place 78 homes https://www.chroniclelive.co.uk/news/north-east-news/key-details-housing-plans-newcastle-33741472 , JV New Tyne West Development Company partnership between Newcastle City Council, Barratt Homes, and Keepmoat Home Scotswood 1800 homes https://www.idpartnership.com/the-rise-scotswood ; **urban extension** Great Park 2500 homes https://www.newcastlegreatpark.com/ngp/ ; **regeneration** Forth Goods Yards 2500 homes with Homes England https://forthgoodsyard.co.uk/ ; part of Council Housing Support Service CHoSS https://new.newcastle.gov.uk/news/2025/newcastle-city-council-sets-ambitious-housing-plans-motion ; regeneration Walker 451 homes https://new.newcastle.gov.uk/news/2026/major-regeneration-plans-walker-announced ; **retrofitting** https://new.newcastle.gov.uk/housing/council-housing/repairs-alterations/energy-efficiency-improvements-properties , https://www.northeast-ca.gov.uk/news/housing-and-land/warm-homes-taskforce-launched-to-tackle-fuel-poverty-and-improve-housing-across-the-north-east , https://www.insidehousing.co.uk/news/newcastle-city-council-employs-social-housing-tenants-in-retrofit-programme-91507 ; https://warmhomeuk.co.uk/newcastle/ **; climate change** https://democracy.newcastle.gov.uk/documents/s164507/Net%20Zero%20Newcastle%20-%202030%20Action%20Plan%20Draft%2011-09-2020%20-%20single%20page.pdf ;	Y	Y	N
North Tyneside (2026) Company Aurora Properties	NE/NEMSA	Y	Y	Y	Y	Y	**Council strategy** https://www.northtyneside.gov.uk/council/our-north-tyneside-plan# ; **housing strategy** https://www.northtyneside.gov.uk/housing/housing-strategies-and-policies/housing-strategy-2023-2028 ; **HRA** https://haveyoursay.northtyneside.gov.uk/housing-revenue-account ; **acquisitions** 9 affordable homes https://www.northtyneside.gov.uk/council/council-meetings-and-decision-making/delegated-decisions/acquisition-nine-affordable-homes ; **new homes** 8 Parkside house 8 homes https://legacy.northtyneside.gov.uk/news/34538/affordable-homes-popping-all-over-north-tyneside , Former West Farm Public House, Killingworth 22 on former pub site , Former Rosehill Club, Wallsend eight new council homes, Battle Hill (four HUSK bungalows on former garage sites, Benton Lane, Longbenton –church demolition, HUSK Garage Block Conversions, Phase 3, Boroughwide, 2 garage sites are proposed for conversion into bungalows, six new homes in total created in Annitsford. Brownfield Funding – The authority has had an expression of interest approved for £131k of funding from the Brownfield Housing Fund through **NECA** . This funding to remediate of the Marden Community Centre site for new affordable homes https://democracy.northtyneside.gov.uk/documents/s30710/Item%205%20Affordable%20Homes%20Programme%20September%202025.pdf ; empty homes https://www.northtyneside.gov.uk/housing/private-sector-housing/empty-homes ; **company** Aurora Properties and subsidiary Aurora Affordable Homes http://www.aurora-properties.co.uk/ ; **RP** Aurora Homes https://find-and-update.company-information.service.gov.uk/company/16847614 Aurora properties developments 28 homes Northumberland Sq, 12 homes Whitely Bay, 12 homes Cullercoats http://www.aurora-properties.co.uk/aurora-properties/developments ; **JV** Karbon Homes 22 homes https://bdaily.co.uk/articles/2026/03/20/28-home-scheme-completed-in-north-shields ; **masterplan** Sea Front 60 homes https://legacy.northtyneside.gov.uk/category/648/seafront-master-plan-overview ; **urban extension** North Whitely Bay 500 homes https://ehq-production-europe.s3.eu-west-1.amazonaws.com/d7d3e7625072b84cb71fe60a93d3b63df3f00679/original/1773065274/da5f2087dfd5837d815a7138a649bb5a_AKENNE2.PDF?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPIPQP5NM%2F20260725%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260725T113039Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=f5300c39a2f23d34e2bd8a528674cd576582efc6b3be915f555df85edac3c651 ; **regeneration** North Shields 28 new homes Unicorn House https://storymaps.arcgis.com/stories/4b522b0a579a48c3b75c6a779fdb0d48 , Wallsend 60 homes direct delivery and 41 in JVs https://www.northtyneside.gov.uk/regeneration/ambition-wallsend/housing-development ; **retrofitting** https://democracy.northtyneside.gov.uk/documents/s9049/Appendix ; https://www.uk100.org/knowledge-hub/north-tyneside-council-drives-operational-efficiencies-with-low-carbon-redevelopment-of-its-killingworth-depot , https://www.northtyneside.gov.uk/decent-	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							homes/roof-replacement , https://news.eonenergy.com/news/creating-warmer-and-healthier-homes-in-north-tyneside ; **climate change** https://www.northtyneside.gov.uk/action-climate-change/carbon-net-zero/carbon-net-zero-action-plan-2025/introduction ;			
Northumberland (2026) Company Advance	NE/NEMSA	Y	Y	Y	Y	Y	**Council strategy** https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/About-the-Council/Policy%20and%20priorities/Corporate_Plan_2026-2030.pdf ; **housing strategy** https://northumberland.moderngov.co.uk/documents/s23860/Housing+Policy+-+Towards+a+New+Countywide+Housing+Strategy.pdf ; **HRA** https://northumberland.moderngov.co.uk/documents/s29148/05%20HRA%20Budget.pdf ; **acquisitions** 2 homes Alnwick https://www.northumberland.gov.uk/news/council-purchases-new-affordable-homes-alnwick , 3 homes Alnwick https://www.northumberlandgazette.co.uk/news/politics/council/council-purchases-more-affordable-housing-in-alnwick-to-address-urgent-need-6916279 ; **NECA** Housing Fund 114 affordable homes https://www.northumberland.gov.uk/news/funding-boost-affordable-housing-northumberland ; **empty homes** https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Housing/Private%20sector%20team/Guide-to-Empty-Homes.pdf ; **company** Advance https://find-and-update.company-information.service.gov.uk/company/11161983 subsidiary Ascent Homes https://ascent-homes.co.uk/news/work-commences-on-300-new-homes-in-northumberland ; **masterplan** Hirst 57 new affordable homes https://www.northumberland.gov.uk/housing/hirst-masterplan ; masterplan **urban extension** Morpeth 875 homes https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/Morpeth-Masterplan-Maps.pdf ; Cramlington 1600-1800 homes https://bellwaystrategicland.co.uk/case-studies/cramlington-northumberland , Hexham former school site 200 homes https://www.chroniclelive.co.uk/news/north-east-news/former-hexham-middle-school-site-34258000 ; **retrofitting** https://www.northumberland.gov.uk/climate-change/warmer-homes-northumberland ; https://www.northumberland.gov.uk/news/council-announces-ps93million-major-refurbishment-century-old-homes ; https://west.northumberlandfrontline.org.uk/Library/ServiceDetail/664b50affb2877ec769ad787 ; https://www.local.gov.uk/case-studies/northumberland-county-councils-retrofit-action-plan-checklist ; **climate change** https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/News/2024/March/Square/Climate-Change-Action-Plan-2024-26.pdf ;	N	Y	N
South Tyneside (2026) Company South Tyneside Homes	NE/NEMSA	N	Y	Y	Y	Y	**Council strategy** https://www.southtyneside.gov.uk/media/10537/Delivery-Plan-2026/pdf/Delivery-Plan-2026.pdf?m=1770108437780 ; **housing strategy** https://www.southtyneside.gov.uk/article/7159/Housing-strategies#housing ; **HRA** https://publications.southtyneside.gov.uk/plans/medium-term-financial-plan/2025-2030/ ; **acquisitions** policy https://www.southtyneside.gov.uk/media/9366/Residential-Property-Acquisition-Policy/pdf/residential_aquisition__policy_nov_24.pdf?m=1747922613713 ; ALMO closed and brought back in house https://housing.southtyneside.gov.uk/article/20960/Council-housing-transition ; development 7 home in Jarrow https://housing.southtyneside.gov.uk/article/29484/Social-Housing-Given-Green-Light ; company South Tyneside Homes https://find-and-update.company-information.service.gov.uk/company/05381705 ; **empty homes** https://www.southtyneside.gov.uk/article/4168/Empty-properties ; **JV** with Karbon Homes 124 extra care homes https://www.southtyneside.gov.uk/article/26217/Plans-Submitted-for-124-Extra-Care-Apartments-in-South-Shields ; 200 extra-care homes https://www.southtyneside.gov.uk/article/29774/South-Tyneside-s-New-Extra-Care-Communities-Taking-Shape ; https://www.karbonhomes.co.uk/about-us/media-centre/news/partnership-to-bring-new-extra-care-facilities-to-south-tyneside/ ; Griffin Ct 95 extra care homes https://www.karbonhomes.co.uk/extra-care-schemes/griffin-court-hebburn/ ; **masterplan** South Sheild 625 homes https://www.southtyneside.gov.uk/article/19022/South-Shields-Town-Centre-Masterplan-Vision ; **Regeneration** Southern Gateway 125 student homes https://www.southtyneside.gov.uk/article/19166/Southern-gateway ; Hebburn Riverside Masterplan 115 homes https://www.southtyneside.gov.uk/article/28964/Hebburn-Riverside-Park-Masterplan-Vision ; **urban extension** south of Fellgate 3000 homes https://www.southtyneside.gov.uk/media/6986/Fellgate-Sustainable-Growth-Area-Scoping-Report/pdf/Fellgate_Sustainable_Growth_Area_SPD_Scoping_Report__a9jhfvjyagin.pdf?m=1704735465417 ; **retrofitting**	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://housing.southtyneside.gov.uk/article/16110/Finding-new-ways-to-heat-our-homes ; https://publications.southtyneside.gov.uk/strategies/fuel-poverty-strategy-2023/ ; https://www.jddk.co.uk/practice/sectors/residential/reynolds-avenue/ **; climate change** https://www.southtyneside.gov.uk/article/17483/Public-health-news-Climate-Change-Energy-Efficiency ; https://publications.southtyneside.gov.uk/principles/sustainability-principles-2023-2028/ ; **CLT** https://find-and-update.company-information.service.gov.uk/company/07300905/filing-history?page=2 ;			
Sunderland (2026)	NE/NEMSA	N	Y	Y	Y	Y	**Council strategy** https://www.sunderland.gov.uk/media/21728/City-Plan-Sunderland-2026-2035/pdf/CoS-SunderlandCityPlan2026-2035.pdf?m=1776092785060 ; **housing strategy** https://www.sunderland.gov.uk/article/25593/Sunderland-Housing-Strategic-Needs-and-Intentions-Housing-Strategy ; Housing Development Investment Programme https://www.sunderland.gov.uk/article/23238/Boost-for-council-housing-programme focus on **empty homes** https://www.sunderland.gov.uk/article/25183/Empty-homes-set-to-be-returned-to-use?ccp=true#cookie-consent-prompt ; JV with Velux and igloo 50 homes https://mysunderland.co.uk/article/34665/The-VELUX-Group-and-igloo-Regeneration-enter-partnership-to-create-homes-in-Sunderland ; JV Place first 165 BTR homes https://www.placefirst.co.uk/blog/2025/12/16/placefirst-breaks-ground-on-165home-galleys-view-neighbourhood-in-sunderland-city-centre/ ; JV Karbon Homes Ryhope 75 homes https://www.karbonhomes.co.uk/about-us/media-centre/news/planning-permission-granted-for-75-affordable-homes-in-sunderland/ ; JV Sheepfolds 600 homes Vistry https://benews.co.uk/council-selects-development-partner-for-residential-led-scheme/ ; **company** Siglion https://find-and-update.company-information.service.gov.uk/company/OC394705 **; regeneration** Riverside Sunderland 1000 homes https://riversidesunderland.com/ ; South Sunderland **Growth Area** 3000 homes https://www.mysunderland.co.uk/article/31224/Housing-programme-on-track ; **retrofitting** https://www.sunderland.gov.uk/article/35388/Are-you-eligible-for-funding-to-improve-your-home ; https://www.sunderland.gov.uk/article/35387/Advice-on-energy-efficiency-home-improvements ; https://www.consumer-rights.org/locations/sunderland/ ; *climate change* https://mysunderland.co.uk/media/27384/Sunderland-Low-Carbon-Action-Plan-2022/pdf/oce22135_Sunderland_Low_Carbon_Action_Plan_A4_2022.pdf?m=1722425005297	Y	N	N

South Yorkshire CA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Barnsley (2026)	YH/SYMCA	Y	Y	Y	Y	Y	**Housing strategy** https://www.barnsley.gov.uk/media/gxgo1mvn/bmbc-housing-strategy-2024-2028.pdf ; **HRA** operational management by ALMO Berneslai homes https://barnsleymbc.moderngov.co.uk/ieDecisionDetails.aspx?AIId=66992 ; **acquisition** policy https://barnsleymbc.moderngov.co.uk/documents/s118486/Appendix%201%20-%20Acquisitions%20Policy%202023.pdf ; **JV** MU1 for Barnsley West with Sterling Capital and Strata Homes for 1700 homes https://benews.co.uk/jv-partners-get-green-light-for-major-new-mixed-use-scheme-in-barnsley/ ; **masterplans** 7 frameworks for 20,000 new homes https://www.barnsley.gov.uk/barnsley-maps/masterplan-framework-sites-map/**; regeneration** in Goldthorpe new housing, redevelopment and retrofitting of 83 pre-1919 terraced houses https://www.barnsley.gov.uk/media/gxgo1mvn/bmbc-housing-strategy-2024-2028.pdf ; **retrofitting**	Y	Y	Y

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://www.barnsley.gov.uk/media/gxqo1mvn/bmbc-housing-strategy-2024-2028.pdf ; ; , https://www.berneslaihomes.co.uk/your-home-and-estate/repairs-and-maintenance/stock-condition-and-improvement-programmes/retrofit-developing-homes-fit-for-the-future/, https://www.southyorkshire-ca.gov.uk/getmedia/4256c890-d568-42c8-8aa5-c8232a5d1bfd/SCR_SEP_Full_Draft_Jan_21-(accesssible).pdf ; ; **climate change** https://www.barnsley.gov.uk/services/climate-change-and-sustainability/climate-change/			
Doncaster (2026) Company St Leger Homes	YH/SYMCA	Y	Y	Y	Y	Y	**Council strategy** https://www.doncaster.gov.uk/services/the-council-democracy/corporate-plan ; **housing strategy** https://www.doncaster.gov.uk/services/housing/our-housing-strategy-2015-2025 ; **HRA** https://doncaster.moderngov.co.uk/documents/s51058/HRA%20Report%20-%20Appendix%20A.pdf ; **company** ALMO St Leger Homes https://www.stlegerhomes.co.uk/about-us/who-we-are-and-what-we-do/ , **acquisitions** 32 homes https://www.doncasterfreepress.co.uk/news/politics/st-leger-homes-of-doncaster-32-new-housing-acquisitions-by-council-housing-provider-in-202526-says-exec-5450248 ; https://www.stlegerhomes.co.uk/about-us/news/latest-news/were-bringing-more-affordable-homes-to-doncaster/ 241 acquisitions over 4 years ; https://www.doncaster.gov.uk/Documents/DocumentView/Stream/Media/Default/Council%20and%20Democracy/Governance%20Services/Council%20house%20development.pdf ; housing building programme https://www.doncaster.gov.uk/services/housing/new-build-programmes ; council homes delivery programme Toll Bar 11, Edenthorpe 5, Intake 7, Balby former school 48.Balby former archives 21, Edlington 4 https://www.doncaster.gov.uk/services/housing/new-build-programmes ;**empty homes** https://www.doncaster.gov.uk/services/housing/empty-properties ; **retrofitting** https://sheffield.ac.uk/city-region/news/retrofitting-doncasters-housing-stock ; https://doncaster.moderngov.co.uk/documents/s42747/i10%20cab%20061223%20-%20Corporate%20Report%20-%20Housing%20Retrofit%20Gainshare%20Funding%20Award.pdf ; https://www.doncaster.gov.uk/services/housing/local-authority-flexible-eligibility-statement-of-intent ; https://www.sysustainabilitycentre.org/our-projects/understanding-the-impact-of-retrofit-on-indoor-air-quality ;	Y	Y	Y
Rotheram (2026) Company Rother Living	Y H /SY MCA	N	Y	Y	Y	Y	**Corporate plan** https://www.rotherham.gov.uk/downloads/file/4441/council-plan-2025-2030 ; **housing strategy** https://www.rotherham.gov.uk/strategies-plans-policies/rotherhams-housing-strategy ; **HRA** https://moderngov.rotherham.gov.uk/mgAi.aspx?ID=103561 **; acquisitions** 100 market homes https://moderngov.rotherham.gov.uk/ieDecisionDetails.aspx?Id=2116 ; policy https://moderngov.rotherham.gov.uk/documents/s143428/Appendix%201%20Housing%20Acquisitions%20Policy.pdf , https://moderngov.rotherham.gov.uk/ieDecisionDetails.aspx?Id=1866 ; **delivery** programme target1000 homes https://www.rotherham.gov.uk/news/article/1102/rotherham-council-continues-to-deliver-vital-homes-across-the-borough ; properties delivered or acquired since June 2024 include 7 Infirmary Road as part of the Council's Small Sites Homebuilding Initiative, 14 homes in the Brecks Lane, in Brecks, 2 North Farm Close, in Harthill.2 Thornberry Gardens, in Dinnington.15 homes in Waverley, 5 Kirkstead Gardens, in Thorpe Hesley; **empty homes** https://www.rotherham.gov.uk/private-housing/report-a-problem-with-a-property-or-empty-homes/2 ; **Masterplan** Town Centre 170 homes https://www.rotherhamtowncentre.co.uk/living/town-centre-housing ; masterplan integrated station 250 homes https://moderngov.rotherham.gov.uk/documents/s156166/Appendix%202_Rotherham%20Gateway%20Masterplan_Overview.pdf **; company** Rother Living https://www.rotherham.gov.uk/private-housing/rother-living-housing-developments-in-rotherham , completed developments Rotherham town centre Wellgate Place 54 homes, Westgate Riverside 72 homes, Millford Rise 45 homes ; Maltby Northgate 98 homes; east Herringthorpe Farnworth Road 16 homes, Conway Crescent 14 homes, Rawmarsh The Bellows 58 homes; Broom Valley Broom Hayes 4 homes https://www.rotherham.gov.uk/private-housing/rother-living-housing-developments-in-rotherham/3 ; **JV** with Albert Building and Construction https://www.rotherham.gov.uk/news/article/1039/first-new-homes-secured-through-rotherham-council-s-innovative-homebuilder-initiative ;**urban extension**s Bassingthorpe Frarm 2400 homes https://moderngov.rotherham.gov.uk/documents/s150215/Appendix+1+-+Bassingthorpe+Farm+SPD.pdf , Waverley 3500 homes https://www.wearewaverley.com / ; **retrofitting** https://www.rotherham.gov.uk/news/article/1213/council-homes-across-rotherham-	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							to-be-refurbished-as-part-of-huge-312m-investment ; https://www.rotherham.gov.uk/energy-climate-change/housing-energy ; https://www.rotherham.gov.uk/energy-climate-change/eco-and-great-british-insulation-schemes/3 ; https://www.rotherham.gov.uk/energy-climate-change/community-energy-rotherham/4 ; **climate change** http://moderngov.rotherham.gov.uk/documents/s157523/Appendix%202%20-%20Climate%20Change%20Action%20Plan%202627.pdf ; **CLT** https://www.rotherham.gov.uk/news/article/402/neighbourhood-news-update-from-dinnington-community-land-trust			
Sheffield (2026)	Y H/ SYMCA	Y	Y	Y	Y	Y	**Housing strategy** https://www.sheffield.gov.uk/sites/default/files/2024-12/housing_strategy_2024_-_2034_1.pdf ; **HRA** https://www.sheffield.gov.uk/sites/default/files/2025-03/housing_revenue_account_business_plan_2025_to_2026.pdf ; development Newstead General 77 homes https://www.sheffield.gov.uk/housing/increasing-council-homes ; Berners Rd 63 homes; Buchanan Green 140 homes , Daresbury View 10 homes, Weakland 36 homes, Knutton Crescent 4 homes, Ouse Rd 33 homes, Scotia Drive 18 homes; **acquisitions** strategy https://democracy.sheffield.gov.uk/ieDecisionDetails.aspx?Id=2740 , 25 homes from Taylor Wimpey Oxclose https://www.sheffield.gov.uk/housing/increasing-council-homes ; housing growth delivery plan https://www.sheffield.gov.uk/sites/default/files/2025-07/housing-growth-delivery-plan-2025.pdf **; JV** Sheffield Housing Company with Keepmoat and Great Places https://www.sheffieldhousingcompany.co.uk/home/who_we_are/ 47 homes https://www.placeyorkshire.co.uk/sheffield-housing-hands-over-47-affordable-homes/, 63 homes Becketts End https://www.sheffieldhousingcompany.co.uk/home/developments/?id=2433&Beckett%20Hill , 59 homes Birchlands https://www.sheffieldhousingcompany.co.uk/home/developments/?id=1936&Birchlands , 372 Brearley Forge https://www.sheffieldhousingcompany.co.uk/home/developments/?id=1937&Brearley%20Forge , Pennine Village 101 homes https://www.sheffieldhousingcompany.co.uk/home/developments/?id=2229&Pennine%20Village , Gaskell Gardens 44 homes https://www.sheffieldhousingcompany.co.uk/home/developments/?id=2449&Gaskell%20Gardens ; JV with Capital and Centric and Great Places 430 homes Neepsend https://www.sheffield.gov.uk/news/2026/council-joins-partners-announce-new-neighbourhood-developers ; **empty homes** https://www.sheffield.gov.uk/housing/private-housing-issues/empty-properties ; **regeneration** Gleadless Valley 1100 homes https://www.sheffield.gov.uk/planning-development/master-action-plans/gleadless-valley-regeneration ; heart of the city 420 homes https://www.cityrise.co.uk/sheffield-city-centre-regeneration/ ; **retrofitting** https://warm-homes.sheffield.gov.uk/ , https://www.efficiencynorth.org/funding-boost-for-sheffield-retrofit-project/ ; https://www.sheffield.gov.uk/housing/energy-company-obligation-eco4-flex ; https://www.housingtoday.co.uk/in-partnership/green-upskilling-how-is-sheffield-council-driving-retrofit-in-the-city/5131293.article ; **climate change** https://www.sheffield.gov.uk/your-city-council/climate-emergency-response/what-were-doing-about-climate-change ; **CLT** https://sheffieldclt.uk ;	Y	Y	N

Teesside CA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Darlington (2026)	NE/TVCA	Y	Y	Y	Y	N	**Council strategy** https://www.darlington.gov.uk/media/2yqbves4/council-plan-2024-2027.pdf ; **Homes Strategy** https://www.darlington.gov.uk/consultations/draft-darlington-homes-strategy-2025-2030; **HRA** https://democracy.darlington.gov.uk/documents/s26867/Item%20No.%207%20-%20260107%20Housing%20Revenue%20Account%20HRA%20MTFP.pdf ; New Homes programme https://www.darlington.gov.uk/housing/finding-a-home-or-garage/new-council-housing/ Neasham Road 64 homes, Sherbourne Close 12 homes, rent to buy scheme; **empty homes** https://www.darlington.gov.uk/housing/private-sector-housing/empty-properties/ ; **JV** with Esh for 300 homes https://democracy.darlington.gov.uk/documents/s19345/Delivery%20of%20New%20Homes%20at%20Neasham%20Road%20-%20Joint%20Venture%20Proposal.pdf ; **masterplan** Skerningham **Garden Village** up to 4500 homes, 450 in first phase https://www.darlington.gov.uk/media/cj0c1if1/skerningham-comprehensive-masterplan-compressed.pdf , design code https://www.darlington.gov.uk/planning-and-building-regs/planning/planning-and-environmental-policy/supplementary-planning-documents-and-guidance/skerningham-garden-village-design-code-spd/ ; **urban extension** Burtree **garden village** 2000 homes; **retrofitting** https://www.darlington.gov.uk/housing/private-sector-housing/fuel-poverty-and-home-energy-saving/eco-schemes/ ; https://www.darlington.gov.uk/media/qjlnt2jp/responsible-retrofit-of-traditional-buildings.pdf , https://www.darlington.gov.uk/news/homeowners-invited-to-apply-for-warm-homes-grants , https://www.darlington.gov.uk/housing/manage-your-home/your-home/investing-in-your-home/ ; **climate change** https://www.darlington.gov.uk/media/d51e0wuc/dbc-climate-change-journey.pdf ;	N	Y	N
Hartlepool (2026)	NE/TVCA	N	Y	Y	N	Y	**Council strategy** https://www.hartlepool.gov.uk/downloads/file/504/council-plan-2030#:~:text=Page%207,%E2%80%A2 ; **Housing strategy** https://www.hartlepool.gov.uk/downloads/file/426/housing-strategy-2019-2024 ; housing action plan https://www.hartlepool.gov.uk/downloads/file/425/housing-strategy-action-plan-2019-2024 ; **HRA acquisition** https://www.hartlepool.gov.uk/downloads/file/918/23-226-purchase-of-42-chester-road ; 9 properties from Persimmon https://www.hartlepool.gov.uk/downloads/file/918/23-226-purchase-of-42-chester-road **; empty homes** https://www.hartlepool.gov.uk/private-sector-housing/empty-properties-hartlepool **; JV** Tees Valley CA Housing Partnership for affordable homes https://www.hartlepool.gov.uk/news/article/178/tees-valley-housing-partnership-launches-to-boost-the-delivery-of-affordable-homes ; **urban extension** 1250 homes https://www.planningresource.co.uk/article/1750371/council-approves-1260-home-urban-extension-greenfield-site; **Retrofitting** https://hartlepool-self.achieveservice.com/service/Warm_Homes_Hartlepool , https://www.hartlepool.gov.uk/climate-change/retrofitting-renewable-energy , https://www.eshgroup.co.uk/latest/news/esh-construction-appointed-to-deliver-21m-retrofit-scheme-across-tees-valley/ ; **climate change** https://www.hartlepool.gov.uk/climate-change ;	Y	Y	N
Middlesbrough (2026)	NE/TVCA	N	Y	Y	Y	Y	**Acquisition** 40 properties for TA https://moderngov.middlesbrough.gov.uk/documents/s38036/Report.pdf ; **empty homes** https://www.middlesbrough.gov.uk/environmental-issues/problems-with-houses-and-buildings/empty-properties/ ; **JV** Capital and Centric 3400 homes Middlehaven Dock https://www.middlesbrough.gov.uk/latest-news/major-housing-project-given-green-light-after-executive-approval/ ; JV with 13, Esh and TVCA 145 affordable homes https://www.middlesbrough.gov.uk/latest-news/first-of-145-new-affordable-homes-unveiled-in-heart-of-middlesbrough/ . 13 and TVCA delivering 540 affordable homes https://www.middlesbrough.gov.uk/latest-news/drone-footage-shows-scale-of-change-at-new-grove-hill-development/ ; Gresham **regeneration** 2 homes https://www.bbc.co.uk/news/articles/c4gjn7lw7qlo ; Tees Valley Housing Partnership https://www.middlesbrough.gov.uk/latest-news/tees-valley-housing-partnership-launches-to-boost-the-delivery-of-affordable-homes/ ; **masterplan** Newham Hall 1000 homes https://www.middlesbrough.gov.uk/media/noicqzjy/lp-ps1-newham-hall-masterplan.pdf **; retrofitting** https://www.middlesbrough.gov.uk/housing/warm-homes-local-grant/ ; https://www.middlesbrough.gov.uk/housing/home-	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							improvement-loans/ ; **climate change** https://www.middlesbrough.gov.uk/green-strategy/one-planet-living/ ; **CLT** https://moderngov.middlesbrough.gov.uk/Data/Executive%20Sub-Committee%20for%20Property/201205091230/Agenda/$att1000174.doc.pdf ; https://localtrust.org.uk/wp-content/uploads/2019/03/local_trust_north_ormesby_newcastle_2017.pdf ;			
Redcar and Cleveland (2023)	NE/TVCA	N	N	N	N	N	**Housing strategy** https://www.redcar-cleveland.gov.uk/sites/default/files/2022-08/Housing%20Strategy%202019-2024.pdf ; **empty homes** https://www.redcar-cleveland.gov.uk/housing/housing-standards/empty-homes ; Redcar **Masterplan** https://irp.cdn-website.com/2953750e/files/uploaded/Redcar%20Masterplan.pdf ; housing project dropped due to inflationary pressure https://www.gazettelive.co.uk/news/teesside-news/slum-properties-criticised-new-housing-25459315 ; **CLT** https://www.southbankclt.org/funders-partners ;	N	N	N
Stockton (2006) Company Stockton Borough Holding Company	NE/TVCA	N	Y	Y	Y	Y	**Housing strategy 2026-2036** https://moderngov.stockton.gov.uk/mgIssueHistoryHome.aspx?IId=10468&Opt=0 ; affordable housing delivery and acquisitions hybrid model https://moderngov.stockton.gov.uk/documents/g5004/Decisions%2012th-Jun-2025%2017.00%20Cabinet.pdf?T=2 including small sites a) Raleigh Road (vacant potential in-fill site) (b) Londonderry Road (vacant potential in-fill site) (c) Stirling House (once vacant) (d) Parkside House (once vacant) (e) Thornaby Baths (once vacant/following the opening of the Thornaby Pavilion & Pool) for 67-114 homes; **empty homes** https://www.stockton.gov.uk/article/1647/Empty-property ; **companies** Stockton Borough Holding Company Limited and Stockton Hotel Group https://find-and-update.company-information.service.gov.uk/company/10523559 **;** Housing Partnership https://teesvalley-ca.gov.uk/about/wp-content/uploads/sites/2/2024/07/12-Final-Cabinet-Report-SBC-Housing-Partnership-1.pdf part of Tees Valley Housing Partnership**; JV** with Keepmoat Ingelby Barwick 335 homes, https://moderngov.stockton.gov.uk/documents/s16851/Final%20Report%20-%20Scrutiny%20Review%20of%20Affordable%20Housing.pdf ; **masterpla**n Billingham 160 homes https://www.stockton.gov.uk/billingham ; **urban extension** 2550 homes https://moderngov.stockton.gov.uk/Data/Planning%20Committee/201901161330/Agenda/att35348.pdf ; **retrofitting** https://www.stockton.gov.uk/article/10200/Energy-Company-Obligation-ECO ; https://www.stockton.gov.uk/article/19215/Warm-Homes-Local-Grant ; https://www.stockton.gov.uk/article/1858/Energy-saving-schemes-and-advice ; **climate change** https://www.stockton.gov.uk/media/3265/Environmental-Sustainability-and-Carbon-Reduction-Strategy-2022-2032/pdf/Environmental_Sustainability_Carbon_Reduction_Strategy_2022-2032_Accessible.pdf?m=1663143148380 ;	Y	N	N

West Midlands MCA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Birmingham (2026)	WM/ WM CA	Y	Y	Y	Y	Y	**Council strategy** https://www.birmingham.gov.uk/info/20011/your_council/237/birminghams_corporate_plan_for_2025-2028 ; **housing strategy** including action plan https://www.birmingham.gov.uk/housingstrategy ; **HRA** https://www.birmingham.gov.uk/news/article/1525/birmingham_city_council_commits_to_invest_16bn_into_its_housing_stock ; asset management strategy ; Birmingham Municipal Housing Trust (BMHT) https://www.birmingham.gov.uk/news/article/372/birmingham_municipal_housing_trust_celebrates_ten_years_with_ten_more_homes 3000 in total ; **empty homes** https://www.birmingham.gov.uk/info/20175/private_housing/750/empty_homes ; **JV** with Lovells for 3500 redevelopment in Druids Heath https://www.birmingham.gov.uk/news/article/1712/plans_to_deliver_3500_homes_in_druids_heath_takes_a_step_forward ; acquisitions https://www.bbc.co.uk/news/articles/cd9zyqn0y7po , Washington Court https://www.birmingham.gov.uk/news/article/1583/significant_boost_in_temporary_accommodation_for_birmingham ; sales 480 homes to Legal and General for retirement https://landgah.com/get-to-know-us/company-news/legal-general-affordable-homes-acquire-over-480-affordable-homes-from-birmingham-city-council / ; land for 65 homes to Keon Homes https://www.birmingham.gov.uk/news/article/1682/deal_signed_to_deliver_65_new_affordable_homes_in_northfield ; **regeneration** Perry Barr 5000 homes https://www.birmingham.gov.uk/info/50253/perry_barr_regeneration/2220/perry_barr_residential_scheme ; Ladywood 12,000 homes **JV** with Berkeley St Joseph https://www.placemidlands.co.uk/up-to-12000-homes-set-to-be-delivered-by-ladywood-regeneration/; JV with Lendlease for Smithfield 3000 homes including Crown Estate for some BTR homes https://www.placemidlands.co.uk/up-to-12000-homes-set-to-be-delivered-by-ladywood-regeneration/ ; JV with Federated Homes Paradise 370 homes involvement of WMCA https://www.wmca.org.uk/documents/housing-regeneration/investment-prospectus-2023/west-midlands-investment-prospectus-2023/2023-investment-prospectus/paradise-birmingham/ ; **retrofitting** https://www.birmingham.gov.uk/news/article/1508/scheme_to_retrofit_more_than_3000_homes_a_year_in_birmingham , https://www.birmingham.gov.uk/news/article/1644/council_tenants_save_up_to_1200_a_year_thanks_to_birmingham_scheme_to_retrofit_2000_homes , https://www.equans.co.uk/case-studies/birmingham-retrofit https://cloudcdn.wmca.org.uk/documents/wmca/pdf/nzn-demonstrator-castle-vale.pdf ; https://www.local.gov.uk/our-support/climate-change-hub/lga-climate-change-sector-support-programme-regional-retrofit-3 ; https://www.doddgroup.com/case-studies/birmingham-city-council-lad3-retrofit/ ;	Y	Y	Y
Coventry (2026)	WM/ WM CA	Y	Y	Y		N	**Council Strategy** https://www.coventry.gov.uk/theonecoventryplan ; recommissioning housing support services https://www.coventry.gov.uk/news/article/5299/coventry-to-consider-15-million-investment-in-housing-support-services ; sale of land to Citizen Housing Group to provide 43 homes for TA https://www.bbc.co.uk/news/articles/cly7635640qo ; **acquisition** 23 larger homes for TA https://letstalk.coventry.gov.uk/one-coventry-plan-tackling-inequalities/news_feed/council-buys-25-temporary-homes-for-homeless-families **; empty homes** https://www.coventry.gov.uk/housing-1/empty-properties **; regeneration** WMCA part funding city centre development that includes 1575 homes of which 20% affordable and including BTR https://www.wmca.org.uk/news/12-24-million-approved-for-new-mixed-use-regeneration-scheme-in-coventry/ ; https://www.coventrycitycentresouth.co.uk/ included CPO, Smithford Way res-led scheme where council is promoter https://www.coventry.gov.uk/investment-opportunities/developments/5 , New Union St car park redevelopment for housing https://www.coventry.gov.uk/investment-opportunities/developments/9 , Whitefriars Car Park BTR 200 homes https://www.coventry.gov.uk/investment-opportunities/developments/12 , Coventry Transport Museum site BTR https://www.coventry.gov.uk/investment-opportunities/developments/13 ; masterplan Friargate 400 homes https://friargatecoventry.co.uk/ ; **estate regeneration** 750 homes Spin End https://www.coventry.gov.uk/investment-opportunities/developments/8 ; urban extension Eastern Green 2250+ homes https://www.fpcr.co.uk/planning-application-submitted-for-eastern-green/ ; **retrofitting** https://www.coventry.gov.uk/climate-change/retrofit-rocks-video ;	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://edemocracy.coventry.gov.uk/documents/s64932/Domestic%20Retrofit%20September%202025%20Update.pdf ; https://www.local.gov.uk/case-studies/developing-placed-based-approach-retrofit-coventry ; https://www.coventry.gov.uk/strategic-energy-partnership-1/domestic-energy-efficiency ; **climate change** https://www.coventry.gov.uk/climate-change/climate-change-strategy/6 ;			
Dudley (2026)	WM/ WM CA	N	N	N	N	N	**Housing strategy 2025-2041** target to deliver 154 affordable homes per year until 2041 https://www.dudley.gov.uk/residents/housing/housing-advice-information-and-support/plans-policies-strategies/ ; retrofitting https://councilnews.dudley.gov.uk/news/borough-homes-to-benefit-from-retrofit-funding ; **HRA** new build council homes Corporation Road – 5 new build homes, Himley Road, 4 new build homes, St Georges Road 7 new build homes , The Vista 2- two bedroom/three person bungalows, Whitegates Road 3 new build affordable homes; Beacon Rise, 11 new affordable homes , Conversion of Existing Building - Affordable Social Rent New Swinford Hall, Previously used by the council to provide stepdown accommodation new 18 apartments built within the existing shell of the building, Lower Valley Road, 17-dwelling development comprises of a new apartment block and bungalows, Swan Street 75 homes for affordable https://www.dudley.gov.uk/residents/housing/housing-options/new-build-council-homes-affordable-social-rent/#:~:text=During%20the%20financial%20year%202023,%2Dbedroom/6%20person%20house. ; **disposals** https://landlordknowledge.co.uk/dudley-council-sells-unrepairable-homes-but-blocks-private-landlords-from-buying/ ; **empty homes** https://www.dudley.gov.uk/residents/housing/housing-options/private-housing/empty-properties/ **; retrofitting** HUG https://www.dudley.gov.uk/residents/housing/housing-advice-information-and-support/dudley-energy-advice-line/home-upgrade-grant-hug/ ; https://councilnews.dudley.gov.uk/news/solar-together-launches-in-the-west-midlands , https://councilnews.dudley.gov.uk/news/energy-smart-show-home-opening-doors , **climate change** https://cape.mysociety.org/media/data/plans/dudley-metropolitan-borough-council-8c9b3fd.pdf ;	N	Y	N
Sandwell (2026)	WM/ WM CA	Y	N	Y	Y	Y	**Council strategy** https://www.sandwell.gov.uk/downloads/file/2977/council-plan-final ; **housing strategy** https://www.sandwell.gov.uk/housing/housing-strategy-2023-2028 ; **HRA** https://sandwell.moderngov.co.uk/mgAi.aspx?ID=5382 ; acquisitions 50 properties https://sandwell.moderngov.co.uk/mgAi.aspx?ID=9572 , https://sandwell.moderngov.co.uk/mgConvert2PDF.aspx?ID=27903 ; 8 homes built in West Bromwich https://www.sandwell.gov.uk/news/article/611/sandwell-council-announces-new-family-homes-built-on-west-bromwich-brownfield-site , 6 new homes Rowley Regis https://www.sandwell.gov.uk/news/article/692/sandwell-council-delivers-2-1m-development-of-new-affordable-family-homes **; empty homes** https://www.sandwell.gov.uk/find-home/empty-properties **; JV** Cornerstone to acquire police station and garden centre for 50 homes https://uk.news.yahoo.com/sandwell-council-look-garden-centre-053000471.html ; JV TR Partnerships Smethwick 11 homes https://www.sandwell.gov.uk/news/article/595/sandwell-council-announces-new-affordable-housing-development-in-smethwick ; JV with WMCA and Keepmoat Friar Park **Urban Village** 600 homes in Wednesbury **Masterplan urban extension** https://www.sandwell.gov.uk/downloads/download/663/friar-park-urban-village-masterplan https://www.wmca.org.uk/documents/housing-regeneration/investment-prospectus-2023/west-midlands-investment-prospectus-2023/2023-investment-prospectus/friar-park-sandwell/ ; https://www.sandwell.gov.uk/news/article/664/sandwell-and-west-midlands-mayor-appoint-developer-to-drive-forward-600-new-homes-in-wednesbury ; Wednesbury town centre masterplan 630 homes https://sandwell.moderngov.co.uk/documents/s22399/05.1+Wednesbury+Town+Centre+Masterplan+Consultation+Report.pdf ;Rolfe St masterplan 4000 homes https://sandwell.moderngov.co.uk/documents/s12540/Appendix%201%20-%20Rolfe%20Street%20Masterplan%20PART%201.pdf ; Grove Lane masterplan 800 homes https://midlandsinvestmentportfolio.org/investment/grove-lane-masterplan/ ; Cranford St CPO 100 homes https://www.sandwell.gov.uk/planning/cranford-street-CPO ; JV Seddon 20 homes https://www.sandwell.gov.uk/news/article/511/new-sustainable-council-homes-under-construction-in-sandwell ; **regeneration** Beever Rd 18 council homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=16 ; 190 homes Brandhall Village https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=17 ; Britania Rd 10 homes	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=18 ; Coppice St 10 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=58 ; regeneration Crosswell Road 12 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=20 ; 246 homes Fountain Lane https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=21 ; Hawes Lane 15 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=25 ; Highams Close 6 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=26 ; 8 homes St Vincents Crescent https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=28 ; Swan Lane 147 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=29 ; Tame Bridge View 105 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=30 Millfields 223 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=31 ; Tipton town centre 70 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=32 ; West End Avenue 11 homes https://regeneratingsandwell.co.uk/homepage/12/regeneration-pipeline-projects?recordId=32 ; **retrofitting** https://sandwell.moderngov.co.uk/mgAi.aspx?ID=8830 ; https://www.salixfinance.co.uk/news/WMCA-Friar-Park-Estate ; https://www.sandwell.gov.uk/climate-change-1/switch-together-solar ; **climate change** https://www.sandwell.gov.uk/downloads/file/39/climate-change-strategy			
Solihull (2026)	WM/ WM CA	E	N	Y	Y	Y	**Council strategy** https://www.solihull.gov.uk/sites/default/files/2025-07/Council-plan-2025-30_1.pdf ; **housing strategy** https://www.solihull.gov.uk/sites/default/files/2023-03/Solihull-Housing-Strategy.pdf ; **HRA** https://democracy.solihull.gov.uk/ieDecisionDetails.aspx?AIId=56970 ; **capital programme** https://democracy.solihull.gov.uk/documents/s130539/Housing%20Capital%20Programme%20202627.pdf ; **ALMO** Solihull Community Housing https://www.solihullcommunityhousing.org.uk/ ; **empty homes** https://www.solihull.gov.uk/housing/empty-homes ; **JV** Muse Mell Square masterplan and regeneration 1500 homes https://www.solihull.gov.uk/about-council/mell-square-masterplan ; **JV** Vistry Chelmsley Wood 177 homes https://www.solihull.gov.uk/news/2026/simon-digby-site-gets-go-ahead-deliver-177-affordable-new-homes-chelmsley-wood ; JV Muse 200 homes Holbeche Place masterplan https://www.insidermedia.com/news/midlands/major-joint-venture-earmarks-solihull-site-for-more-than-200-homes ; **urban extensions** Balsall Common 970 homes https://www.birminghammail.co.uk/news/midlands-news/plan-new-neighbourhood-970-homes-34308808 ; **regeneration** Kingshurst Village 6 homes https://www.solihull.gov.uk/news/2025/solihull-council-approves-next-stage-kingshurst-village-centre-regeneration ; Arden Cross **masterplan** 3000 homes https://www.solihull.gov.uk/sites/default/files/2021-01/Arden-Cross-Masterplan.pdf , https://www.wmca.org.uk/news/hs2-land-release-clears-path-for-first-phase-of-arden-cross/ ; **retrofitting** https://www.solihull.gov.uk/your-future-solihull/retrofitting-your-home ; https://www.solihull.gov.uk/news/2025/step-inside-retrofitted-homes-solihulls-green-doors-initiative-returns-october ; https://www.solihull.gov.uk/your-future-solihull/energy-efficiency-grants , https://www.solihull.gov.uk/your-future-solihull/energy-and-housing/green-doors ; **climate change** https://www.solihull.gov.uk/sites/default/files/2026-04/Solihull-Climate-Change-Action-Plan.pdf ;	Y	Y	Y
Walsall (2026)	WM/ WM CA	N	Y	N	N	Y	**Council strategy** https://go.walsall.gov.uk/sites/default/files/2025-01/109321%20Full%20Council%20Plan%202025-2029%2020%20Jan%2025_0.pdf ; **housing strategy** https://go.walsall.gov.uk/sites/default/files/2022-08/Housing%20Strategy%202020-2025.pdf ; **acquisition** CPO land for housing https://go.walsall.gov.uk/newsroom/watch-space-willenhall-second-site-acquired-walsall-council ; https://go.walsall.gov.uk/newsroom/council-acquires-first-derelict-building-willenhall-development-moves-step-closer ; **empty homes** https://go.walsall.gov.uk/housing/information-landlords/reporting-empty-homes ; **JV** Keepmoat fro development in Willenhall https://go.walsall.gov.uk/newsroom/bold-new-future-willenhall-walsall-council-and-keepmoat-homes-unveil-plans-locksmiths ; agreement with whg HA to deliver affordable homes on small sites https://www.whg.uk.com/whg-and-walsall-council-sign-landmark-agreement-to-deliver-more-affordable-homes-in-walsall/ ; JV with Anthem Lovell - whg and Lovells 252 homes https://newhomes.lovell.co.uk/news/major-housing-transformation-underway-at-walsall-factory-site/ ; **masterplan/regeneration** Walsall	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							town centre 400 homes https://newhomes.lovell.co.uk/news/major-housing-transformation-underway-at-walsall-factory-site/ ; Willenhall Framwork 500 homes https://go.walsall.gov.uk/business/regeneration-and-investment/willenhall-framework ; **urban extensions** Calderfields Golf and Country Club: over 2,000 homes. Brownhills (Home Farm): 1,200 new homes. Streetly 655 homes, plus proposals for a new primary school and local health centre; **retrofitting** https://go.walsall.gov.uk/newsroom/walsall-council-partners-switch-together-support-greener-home-upgrades ; https://go.walsall.gov.uk/housing/saving-energy/warm-homes-local-grant-funding ; https://go.walsall.gov.uk/newsroom/walsall-estate-set-become-one-uks-first-net-zero-neighbourhoods ; **climate change** https://go.walsall.gov.uk/sites/default/files/2025-05/Walsall%20Net%20Zero%202041%20Strategy.pdf ;			
Wolverhampton (2026) Company Wolverhampton Homes; WV Living	WM/WMCA	Y	Y	Y	Y	Y	**Council strategy** https://wolverhampton.moderngov.co.uk/documents/s264847/Appendix+1+-+Our+City+Our+Plan+2024-2025.pdf ; **housing strategy** https://wolverhampton.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=219080&Opt=0 **; HRA** https://wolverhampton.moderngov.co.uk/ieDecisionDetails.aspx?Id=9994 ; 140 homes in 14 development sites funded by WMCA Accelerator Fund https://www.wolverhampton.gov.uk/news/series-new-council-housing-developments-benefit-ps6-million-social-housing-accelerator-funding ; **acquisitions** https://wolverhampton.moderngov.co.uk/mgIssueHistoryHome.aspx?IId=209837 ; empty homes https://www.bbc.co.uk/news/articles/c5yg4y8e9ywo ; **empty homes** https://www.wolverhampton.gov.uk/housing/empty-properties ; heritage assets 93 homes funded by mayor **WMCA** https://www.wmca.org.uk/news/landmark-wolverhampton-building-to-be-converted-for-new-social-housing/ ; **company ALMO** Wolverhampton Homes https://find-and-update.company-information.service.gov.uk/company/05441967 ; company WV Living https://www.wvliving.co.uk/ Pear Tree Lane 34 homes https://www.wvliving.co.uk/news/0063-pear-tree-lane.html ; Daisy Bank Community Centre site 18 homes https://www.wvliving.co.uk/news/0064-daisy-bank.html ; Hampton Park 178 homes https://www.wvliving.co.uk/news/0051-work-starts-at-wv-Living-hampton-park-development.html **; JV** with ECF Smithgate 1000 homes https://englishcitiesfund.co.uk/stories/english-cities-fund-and-city-of-wolverhampton-council-enter-a-development-partnership/ ; **regeneration** Canalside sale of land for housing development to Place First as part of wider regen scheme approx. 1000 homes https://www.wolverhampton.gov.uk/news/land-deal-completed-wolverhampton-canalside-transformation ; City centre **masterplan** 9330 homes https://www.investwolverhampton.com/documents/future-city-centre.pdf ; Bilston **urban village** 1050 homes https://www.wolverhampton.gov.uk/news/first-homes-selling-fast-bilston-urban-village ; **retrofitting** https://www.wolverhampton.gov.uk/news/councils-retrofit-housing-programme-delivers-improvements-over-600-homes ; https://unitedinfrastructure.com/case-studies/wolverhampton-homes-retrofit/ ; https://greatbritishenergy.com/council/wolverhampton/ ; https://www.wolverhampton.gov.uk/sites/default/files/2024-06/Home%20Upgrade%20Guide%20-%20April%202024%20FINAL%20%28web%29.pdf ; **climate change** https://www.wolverhampton.gov.uk/environment-and-climate/climate-change-and-sustainability ;	Y	Y	Y

West of England MCA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Bath and North East Somerset (2026) Company Aequus	SW/ WoE CA	N	Y	Y	Y	Y	**Council strategy** https://www.bathnes.gov.uk/sites/default/files/Corporate%20Strategy%202023-2027.pdf ; **housing plan** 2025-2030 including delivery plan, Housing Mission Board, Housing Steering Group and Housing Officers group https://democracy.bathnes.gov.uk/documents/s85438/Appendix%201%20BNES%20Housing%20Plan.pdf ; **empty homes** https://www.bathnes.gov.uk/no-use-empty ;affordability Housing Summit and Housing Accord https://www.westofengland-ca.gov.uk/news/housing-crisis-in-bath-inspires-new-affordability-commitment/ livestream 2025 https://thehousingassembly.co.uk/events/ ; asset strategy includes review of use of all council assets for housing development; **HA** scale up B&NES Homes as a registered housing provider with later decision about reopening HRA including development and acquisitions; working with anchor institutions to identify land for housing; Aequus Group **company** https://www.aequusdevelopments.co.uk/our-developments/ https://www.aequusdevelopments.co.uk/our-company/ and rentals manged by Carter Jonas https://www.aequusdevelopments.co.uk/our-rental-properties/ ; **combined authority** using West of England Combined Authority Housing **Regeneration** Enabling Fund, Housing Accord ; regeneration includes masterplans https://www.bathnes.gov.uk/regeneration-programmes ; Midsomer Norton **masterplan** housing sites and development briefs https://www.bathnes.gov.uk/sites/default/files/Imagine_MSN_Town_Centre_Masterplan.pdf ; Radstock strategy https://www.bathnes.gov.uk/sites/default/files/Radstock%20regeneration%20Action%20Plan.pdf ; Keynsham including regeneration of Cadbury's Factory with 700 dwellings, use of green belt for Hygge Park housing and employment development; **urban extension** 2000 homes https://app.bathnes.gov.uk/docs/Core-Strategy/SpatialOptions/CSSOLeaflet3a-BathNewNeighbourhood.pdf ; **retrofitting** https://www.bathnes.gov.uk/sustainable-construction-and-retrofitting-supplementary-planning-document ; https://www.bathnes.gov.uk/sites/default/files/2022-03/BNES.01%20Retrofitting%20and%20Sustainable%20Construction_0.pdf ; **climate change** https://www.bathnes.gov.uk/local-plan-core-strategy-and-placemaking-plan-partial-update/responding-climate-change , https://www.cieh.org/ehn/housing-and-community/2023/march/bath-and-north-east-somerset-adopt-net-zero-housing-policy/ **; CLT** https://www.somersetcclt.org.uk/	N	N	Y
Bristol (2026) Company Goram Homes	SW/ WoE CA	Y	Y	Y	Y	Y	**Council strategy** https://www.bristol.gov.uk/council/policies-plans-and-strategies/corporate-strategy ; affordable **housing** delivery plan https://www.bristol.gov.uk/residents/housing/new-build-affordable-homes/homes-for-bristol-interim-affordable-housing-delivery-plan-2025-27 ; **HRA** 2025-2026 https://democracy.bristol.gov.uk/documents/s104896/2025-26%20HRA%20Budget%20Presentation-Finance%20Sub-Committee.pdf ; HRA Development Programme 2025- 2030 93 homes acquired , https://democracy.bristol.gov.uk/documents/s105637/10.4%20Appendix%20A_3%20-%20Housing%20Development%20Programme.pdf ; General Fund **acquisitions** programme for TA https://democracy.bristol.gov.uk/documents/s105637/10.4%20Appendix%20A_3%20-%20Housing%20Development%20Programme.pdf ; part of WoECA small sites aggregator project https://www.westofengland-ca.gov.uk/news/leading-the-way-on-smaller-developments/ ; **empty homes** https://www.bristol.gov.uk/residents/housing/housing-empty-properties ; **company** Goram Homes https://www.goramhomes.co.uk/ ; **JV** Goram Homes and Hill Baltic Wharf 166 homes 40% affordable https://www.goramhomes.co.uk/developments/baltic-wharf/ ; JV Goram Homes and Vistry 268 homes 55% affordable One Lockleaze https://www.goramhomes.co.uk/developments/one-lockleaze/ , JV with Vistry Dovercourt Road 140 sustainable homes https://www.goramhomes.co.uk/developments/dovercourtroad/ ; SS Great Britain car park scheme at preplanning stage; A and B Bond warehouses grade ll listed building scheme in design ; Spring St site in temp use until 2026 for school and then to be developed for housing https://www.goramhomes.co.uk/developments/spring-street/ , Hengrove Park 1435 homes JV with Hill and Vistry https://www.goramhomes.co.uk/developments/hengrovepark/ ; Novers Hill 50 homes architectural competition https://www.goramhomes.co.uk/developments/novers-hill/ ; JV with Vistry Fosse Way intergenerational housing 130 under construction https://www.goramhomes.co.uk/developments/new-fosseway/ , Bedminster Green Plot 5 under review https://www.goramhomes.co.uk/developments/plot-5-bedminster-green/; former school St Ursulas conversion 40 homes of which 9	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							social rent https://www.goramhomes.co.uk/developments/st-ursulas/ ; Grove Road car park 70 homes of which 21 affordable https://www.goramhomes.co.uk/developments/the-grove-prince-street-car-park/ ; Western Harbour https://www.goramhomes.co.uk/developments/western-harbour/ ; urban extension Hicks Gate 3000 homes https://www.bristolpost.co.uk/news/bristol-news/new-town-plan-merge-bristol-10993367 ; Brabazon 1000 homes https://www.bristolpost.co.uk/news/bristol-news/plans-unveiled-another-1000-home-11006852 ; Bedminster Green 2000-3000 homes https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/bedminster-green-regeneration ; Temple Quarter 10,000 homes https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/bristol-temple-quarter-development-framework-consultation ; Frome Gateway 1000-2000 homes https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/frome-gateway-regeneration , Knowle West 367 mixed tenures https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/knowle-west-regeneration/the-knowle-west-regeneration-project , Western Harbour https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/western-harbour , Whitehouse St 2000 homes https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/whitehouse-street-regeneration , Castle Park 375 homes https://www.bristol.gov.uk/files/ask-bristol/9620-city-centre-ddp-consultation-report-2023/file ; **Retrofitting** Centre and Heat network https://www.goramhomes.co.uk/developments/castle-park-energy-centre/ ; https://www.goramhomes.co.uk/developments/castle-park-energy-centre/ ; LEAP JV between council and Ameresco project for social housing area based retrofit https://www.bristolcityleap.co.uk/bristol-city-leap-launches-25-million-retrofit-project-to-enhance-social-housing-in-north-bristol/ ; https://news.bristol.gov.uk/press-releases/fc0be048-bb05-4fd1-9c86-500908c1c1ac/neighbourhood-warm-homes-retrofit-programme-launches ; https://www.bristolcityleap.co.uk/domestic/social-housing/ ; WoECA retrofitting https://www.westofengland-ca.gov.uk/what-we-do/environment/retrofit-west-advice-service/ ; **climate change** https://www.westofengland-ca.gov.uk/what-we-do/environment/retrofit-west-advice-service/ ; **CLT** https://www.bristolclt.co.uk/			
North Somerset (2026)	SW/ WOE CA	Y	Y	Y	Y	Y	**Council strategy** https://n-somerset.gov.uk/sites/default/files/2024-05/Corporate%20Plan%20Action%20Plan%202024-28.pdf ; **housing strategy** https://n-somerset.gov.uk/sites/default/files/2022-08/Housing%20Strategy.pdf ; **acquisition** homes for looked after children https://n-somerset.gov.uk/news/new-homes-looked-after-young-people-after-ps2m-investment ; **empty homes** https://n-somerset.gov.uk/my-services/housing/help-if-you-own-or-want-own-home/help-homeowners/bringing-empty-homes-back-use ; **JV** Elm Grove with Alliance homes and Stonewood Homes for 52 Passivhaus homes in Nailsea https://n-somerset.gov.uk/news/north-somersets-first-passivhaus-development-nears-completion ; **regeneration** Dolphin Sq 112 homes https://www.bbc.co.uk/news/articles/cjr3x4vx9gjo ; Parland Village 4000 homes https://n-somerset.gov.uk/business/regeneration-development/parklands-village/about-parklands-village ; **retrofitting** https://n-somerset.gov.uk/my-services/housing/home-energy-efficiency-assistance , https://n-somerset.gov.uk/sites/default/files/2022-05/B4%20-%20Creating%20Sustainable%20Buildings%20and%20Places%20%28Adopted%202021%29.pdf ; https://innorthsomerset.co.uk/2024/03/19/new-initiative-helps-community-groups-in-north-somerset-provide-local-people-with-expert-energy-advice/ ; **climate change** https://n-somerset.gov.uk/sites/default/files/2023-03/31208%20Climate%20Emergency%20Action%20Plan%20ACC.pdf ; **CLT** https://www.somersetcclt.org.uk/ , https://www.ourcdclt.co.uk/about-us.html , https://www.facebook.com/labour4milton/posts/this-is-exciting-news-the-creation-of-a-community-land-trust-in-weston-super-mar/818723820381868/	Y	N	N
South Gloucestershire (2026)	SW/ WoE CA	N	N	Y	Y	N	**Council strategy** https://beta.southglos.gov.uk/static/79206395faf3bf2485db1ec9146e9593/Council-Plan-2024-to-28.pdf ; **housing strategy** https://beta.southglos.gov.uk/housing-strategy/ ; empty homes https://beta.southglos.gov.uk/empty-homes/; **masterplan** Bristol Parkway station 2200 homes https://beta.southglos.gov.uk/parkway-station-masterplan/ ; North Fringe masterplan 12,000 homes https://beta.southglos.gov.uk/north-fringe-masterplan/ ; Yate Masterplan 3000 homes, new town Brabazon 6500 homes masterplan https://sites.southglos.gov.uk/newsroom/housing/masterplan-approval-granted-for-the-most-exciting-new-city-district-in-the-south-west/ https://beta.southglos.gov.uk/static/5ecf0a4288714503ab6bca795224e39a/Set-for-the-future-brochure.pdf ;	N	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							retrofitting https://beta.southglos.gov.uk/home-energy-advice/ ; https://www.bromford.co.uk/news/innovative-retrofit-pilot-launched-to-improve-energy-efficiency-in-south-gloucestershire-homes/ ; https://beta.southglos.gov.uk/home-improvement-loans/ , https://www.retrofitwest.co.uk/ ; **climate change** https://council.southglos.gov.uk/documents/s163577/Appendix%203%20Year%207%20Climate%20and%20Nature%20Emergency%20Action%20Plan.pdf **; CLT** Marshfield https://marshfieldclt.org/ ;			

West Yorkshire CA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
Bradford (2026)	YH/ WYCA	Y	Y	Y	N	Y	**Council strategy** https://www.bradford.gov.uk/council-plan/our-priorities/decent-homes/ ; **housing strategy**; **HRA** Business Plan https://bradford.moderngov.co.uk/ieDecisionDetails.aspx?Id=5404 ; land sale to Breck Homes for 20 affordable homes in council car park and former council office site for 32 affordable homes https://www.bbc.co.uk/news/articles/cdxe35n07g5o , https://www.breck.co.uk/newsroom/breck-homes-completes-purchase-of-brownfield-sites-from-bradford-council-for-52-affordable-homes/, https://www.breck.co.uk/newsroom/breck-homes-completes-purchase-of-brownfield-sites-from-bradford-council-for-52-affordable-homes/ ; **empty homes** https://www.bradford.gov.uk/housing/empty-homes/empty-property-assistance-scheme/ ; **masterplan** Bradford centre including 200 homes https://bradford.gov.uk/Documents/CityCentreActionPlan/3%20Submission%20to%20the%20Secretary%20of%20State/1%20Submission%20documents//BCC-SD-043%20Bradford%20City%20Centre%20Masterplan.pdf , **regeneration** city centre and Southern gateway 3000-4000 homes https://www.bradford.gov.uk/media/6315/session-16-regeneration-and-city.pdf ; **Growth Plan** https://www.bbc.co.uk/news/articles/cedwpdn6393o, 19000 homes by 2036 ; **JV** Canal Road **Urban Village** Limited (CRUVL) with Urbo Regeneration for 200 homes on canal side site using council CPO as part of 1000 home Bolton Wood scheme JB with Homes England, ECF and L and G https://www.housingtoday.co.uk/news/homes-england-and-landg-jv-signs-deal-to-work-on-1000-home-bradford-regeneration/5123237.article , https://bradford.moderngov.co.uk/ieDecisionDetails.aspx?AIId=23411 ; JV with Places for people and Vistry and WYCA 90 affordable homes https://housingdigital.co.uk/partners-to-build-90-new-homes-in-bradford/ **; retrofitting** https://www.bradfordhospitals.nhs.uk/new-bradford-study-investigates-the-impact-of-energy-efficiency-retrofits-on-indoor-air-quality-health-and-the-environment/ https://www.bradford.gov.uk/environment/climate-change/insulate-your-attic-room-for-free/ https://www.bradford.gov.uk/environment/climate-change/fuel-poverty/ , https://questions-statements.parliament.uk/written-questions/detail/2025-11-17/91393/ https://www.bradford.gov.uk/environment/climate-change/the-energy-company-obligation-scheme/ ; **Climate change** https://www.bradford.gov.uk/media/bm3ps2mc/cbmdcclimateactionplan.pdf ; **CLT** Allerton Grance site in consultation https://www.facebook.com/AllertonLowerGrangeCLT/;	Y	Y	N
Calderdale (2026)	YH/ WYCA	Y	Y	Y	Y	Y	**Council strategy** https://new.calderdale.gov.uk/sites/default/files/2024-10/corporate-plan-2024-26.pdf ; **empty homes** https://new.calderdale.gov.uk/housing/housing/healthy-homes-service/empty-homes ; **JV** with Together Housing Investment Partnership https://new.calderdale.gov.uk/housing/strategy-and-priorities/cthip for 650 homes working across 9 sites, **regeneration** Beech Hill 106	Y	N	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							affordable homes and refurb of 70 on adjacent site case study https://www.local.gov.uk/case-studies/beech-hill-regeneration-calderdale-council ; Woodhouse **Garden Community** https://www.calderdale.gov.uk/docs/planning/Planning-woodhouse-garden-community-draft-masterplan.pdf ; 1257 homes ; **retrofitting** citizen's jury https://new.calderdale.gov.uk/housing/healthy-homes-service/citizens-jury ; https://www.ahr.co.uk/news/exciting-milestone-as-planning-permission-is-secured-on-our-residential-retrofit-project-with-calderdale-council , https://carbon.coop/2025/11/celebrating-the-end-of-the-innovate-uk-calderdale-retrofit-challenge-project/, https://new.calderdale.gov.uk/sites/default/files/2025-02/Calderdale%20LAEP%20Report.pdf; **climate change** https://new.calderdale.gov.uk/environment/sustainability/climate-action-plan/annual -review-year-one/warm-resilient-buildings ; CLT https://caldervalleyclt.org.uk/			
Kirklees (2026)	YH/ WY MCA	N	Y	Y	Y	N	**Council strategy** https://www.kirklees.gov.uk/beta/council-plan/pdf/council-plan.pdf ; https://www.kirklees.gov.uk/beta/housing/pdf/kirklees-housing-strategy.pdf ; **HRA** https://democracy.kirklees.gov.uk/mgIssueHistoryHome.aspx?IId=38042 **; housing brokerage service** and development opportunities https://www.kirklees.gov.uk/beta/regeneration-and-development/kirklees-housing-brokerage-service.aspx , https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/development-opportunities.pdf Batley 19 homes; Huddersfield 35 homes; Cleckheaton 17 homes; Huddersfield 29 homes; Huddersfield 312 homes; Huddersfield 60 homes; Huddersfield 35 homes; Huddersfield 36 homes; Hepworth75 homes; Batley 13 homes; Dewsbury 27 homes; Huddersfield 12 homes; Huddersfield 40 homes; Meltham 19 homes; Cleckheaton 11 homes; Liversedge 34 homes; Huddersfield 58 homes; Huddersfield 18 homes; Dewsbury 104 homes; acquisitions https://democracy.kirklees.gov.uk/documents/s62328/Ashenhurst.pdf ; https://democracy.kirklees.gov.uk/mgIssueHistoryHome.aspx?IId=34111 ; 14 homes Murcroft https://democracy.kirklees.gov.uk/documents/s50795/Cabinet%2014%20March%202023%20Acquisition%20of%2014%20flats%20Owl%20Lane%20Dewsbury%20V3.pdf ; **empty homes** https://democracy.kirklees.gov.uk/Data/Cabinet/200611151400/Agenda/CABINET15110624863D.pdf ; Huddersfield **Masterplan** Estate Buildings conversion 50 homes with OPE https://www.kirklees.gov.uk/beta/huddersfield-blueprint/the-estate-buildings.aspx ; Dewsbury masterplan Diasy Hill apartments conversion 23 homes https://www.kirklees.gov.uk/beta/dewsbury-blueprint/key-areas/daisy-hill.aspx ; masterplan Cleckheaton https://www.kirklees.gov.uk/beta/cleckheaton-blueprint/index.aspx ; **regeneration** Dewsbury https://democracy.kirklees.gov.uk/documents/s67111/Dewsbury%20Regeneration%20Plan%20Report.pdf ; **retrofitting** https://www.kirklees.gov.uk/beta/environment-strategy/bringing-it-home.aspx https://www.kirklees.gov.uk/beta/council-housing/your-home-and-neighbourhood/home-improvements.aspx https://www.inca-ltd.org.uk/project/abbey-road-retrofit-scheme-huddersfield/ **climate change** https://www.kirklees.gov.uk/beta/climate-emergency/pdf/kirklees-climate-change-action-plan.pdf ; **CLT** Ecohomes Holmfirth https://ecoholmes.org.uk/	N	Y	N
Leeds (2026	YH/ WY MCA	N	Y	Y	Y	Y	**Council strategy** https://www.leeds.gov.uk/plans-and-strategies/leeds-council-plan; **housing strategy** https://www.leeds.gov.uk/housing/housing-strategy/leeds-housing-strategy ; **HRA** https://www.leeds.gov.uk/sites/default/files/2025-07/draft%20statement%20of%20accounts%202024-25.pdf ; **new housing** Hough Top Pudsey 82 homes https://www.leeds.gov.uk/housing/finding-a-home/new-council-house-developments ; affordable homes 2022 - 2025, with nearly 1,900 affordable homes delivered https://www.cgbonds.co.uk/leeds-council-unveils-new-strategy-for-affordable-housing-delivery-over-next-decade/ , Affordable Housing strategy target 1500 homes pa https://news.leeds.gov.uk/news/new-strategy-sets-out-vision-for-decade-of-affordable-housing-growth-in-leeds ; **acquisitions** 479 homes https://news.leeds.gov.uk/news/council-housing-growth-programme-is-building-homes-and-changing-lives **; empty homes** https://www.leeds.gov.uk/housing/help-with-empty-homes **; JV** with Leeds FC Elland Road for 2000 homes https://www.insidehousing.co.uk/news/elland-road-regeneration-could-deliver-up-to-2000-new-homes-95956; **regeneration** South Bank **new town** 10,000 homes https://www.bbc.co.uk/news/articles/c1krnked1xpo ; **urban extension** 2000 homes Keyland https://keyland.co.uk/news/planning-consent-for-leeds-urban-extension/ ; **retrofitting** https://www.equans.co.uk/news/equans-and-leeds-city-council-deliver-warm-homes-boost-seacroft-residents ,	Y	Y	N

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
							https://news.leeds.gov.uk/leeds-spotlight/retrofitting-energy-efficiency-in-buildings , **climate change** https://www.leeds.gov.uk/plans-and-strategies/climate-change ; **CLT** https://leedscommunityhomes.org.uk/ ;			
Wakefield (2026)	WM/ WYCA	Y	Y	Y	Y	Y	**Council strategy** https://mg.wakefield.gov.uk/documents/s127435/Final+version+of+Corporate+Plan+8.1.24.pdf ; **housing strategy** https://www.wakefield.gov.uk/housing/our-housing-priorities/wakefield-housing-plan-2026-to-2029 **; empty homes** https://www.wakefield.gov.uk/housing/information-for-homeowners-and-empty-properties ; **JV** with Vico Homes https://www.wakefield.gov.uk/your-district/site-for-new-apartments-for-vico-homes-residents-confirmed ; sale of council land for 80 affordable homes https://www.wakefield.gov.uk/your-district/cabinet-to-support-plans-for-100-affordable-housing-development-at-city-fields ; **JV** predevelopment agreement with Muse for 2500 homes https://museplaces.com/stories/pre-development-agreement-with-wakefield-council-to-progress-city-centre-regeneration-plans/ ; disposal to Yorkshire Choice ; Homes for 80 affordable https://www.placeyorkshire.co.uk/wakefield-set-to-approve-city-fields-disposal/ **; urban extensions,** City Fields 2500 homes https://mg.wakefield.gov.uk/documents/s136940/HOUSING%20-%20City%20Fields%20land%20disposal%20Phase%206a%20Cabinet%20Report%20FINAL.pdf **,** Featherstone 1000 homes, Knottingley and Ferry Bridge 2600 homes https://mg.wakefield.gov.uk/documents/s127149/Appendix%201%20-%20Knottingley%20Design%20Code%20Final%20Issue2023-compressed.pdf **; regeneration** The Ridings 1000 homes https://www.wakefield.gov.uk/your-district/once-in-a-generation-landmark-project-set-to-completely-reshape-wakefield-city-centre ; **masterplan** Cathedral Quarter 1000 homes https://mg.wakefield.gov.uk/documents/s136619/06140_Masterplan%20SRF%20Wakefield%20-%20CQ_260206%20smaller%20version.pdf ; masterplan Knottingly 2600 homes https://www.wakefield.gov.uk/regeneration/the-towns/knottingley-and-ferrybridge/the-knottingley-masterplan ; masterplan Castleford 4500 homes https://www.wakefield.gov.uk/regeneration/the-towns/castleford/the-castleford-masterplans/ ; disposal of City Fields regeneration area 2500 homes https://mg.wakefield.gov.uk/documents/s135722/City%20Fields%20land%20disposal%20Phase%204aCabinet%20Report%20Final.pdf ; **retrofitting** https://www.wakefield.gov.uk/housing/saving-energy/home-energy-retrofit-offer-scheme ; https://www.wakefield.gov.uk/your-district/council-launches-new-scheme-to-provide-free-home-energy-improvements ; https://www.wakefield.gov.uk/housing/saving-energy/help-with-home-energy-improvements/ ; https://www.wakefield.gov.uk/your-district/how-home-energy-schemes-have-been-helping-residents-in-the-district **; climate change** https://www.wakefield.gov.uk/media/ktzhxjb2/wakefield-climate-change-action-plan-ccap.pdf ;	Y	N	N

York and North Yorkshire CA 2026

LA	R/CA	2017	2019	2021	2023	2026	Weblinks	JV	HRA	HA
North Yorks UA (2026)	YH/YNYCA					Y	**Council strategy** https://www.northyorks.gov.uk/sites/default/files/2025-04/Council%20Plan%202025-2029%20-%20accessible_0.pdf ; **housing strategy** https://edemocracy.northyorks.gov.uk/documents/s25208/Appendix%20A%20-%20Draft%20Housing%20Strategy%202024-29.pdf ; **HRA** https://edemocracy.northyorks.gov.uk/documents/s62526/Housing%20Revenue%20Account%20Budget%20Report%20202627%20V2.pdf ; **acquisitions** target 500, 10 homes acquired https://edemocracy.northyorks.gov.uk/documents/s61739/20251216%20-%20Report%20-%20Acquisition%20of%20Properties.pdf , 3 homes https://edemocracy.northyorks.gov.uk/documents/s46810/Acquisition%20of%20properties%20for%20Local%20Authority%20Housing%20Fund.pdf , 11 homes https://edemocracy.northyorks.gov.uk/documents/s40287/28%20day%20exempt%20information%20notice%20-%20Acquisition%20of%2011%20new%20build%20properties%20in%20Scarborough.pdf , 12 homes https://edemocracy.northyorks.gov.uk/documents/s52070/Acquisition%20social%20rented%20homes.Airedale%20Ave.Skipton.Report%20Exec%20Member.250425.complete.pdf ; **affordable housing subsidy scheme** https://www.nypartnerships.org.uk/sites/default/files/Partnership%20files/Environment/Housing/North%20Yorkshire%20Council%20Affordable%20Housing%20Funds%20-%20Subsidy%20Scheme.pdf ; **rural affordable** housing fund https://edemocracy.northyorks.gov.uk/documents/s63907/Affordable%20Housing%20and%20Rural%20Housing%20Fund.complete.pdf ; **JV** with Lovells 800 homes https://edemocracy.northyorks.gov.uk/documents/s61221/Joint%20Venture%20Update.pdf ; **empty homes** https://www.northyorks.gov.uk/housing-and-homelessness/other-housing-information/empty-homes ; **masterplan** Maltkiln 3000 homes https://www.bbc.co.uk/news/articles/c0kpl8ggp44o ; growth plan https://edemocracy.northyorks.gov.uk/documents/s23675/Economic%20Growth%20Strategy%202024-2029%20Appendices.pdf **; urban extension** west Harrogate 2000 homes https://www.northyorks.gov.uk/roads-parking-and-travel/major-transport-schemes-and-plans/west-harrogate-developments **; retrofitting** https://yorknorthyorks-ca.gov.uk/retrofit-strategy/ ; https://www.yesenergysolutions.co.uk/case-studies/making-energy-improvments-in-north-yorkshire/ ; https://edemocracy.northyorks.gov.uk/documents/s61983/1NORTH1.PDF ; https://www.alignpropertypartners.co.uk/projects/retrofit-assessment-of-social-housing-harrogate/ ; **climate change** https://www.northyorks.gov.uk/sites/default/files/2024-04/Climate%20Change%20Strategy%202023%20to%202030%20-%20accessible.pdf ; **CLT** https://lealholmclt.org.uk/	Y	Y	N
York (2026)	YH/NYNCA	N	Y	Y	Y	Y	**Council strategy** https://www.york.gov.uk/council-plan-1/one-city-2023-2027 **; housing delivery** https://www.york.gov.uk/planning-policy/housing-delivery-action-plan ; **HRA** https://www.york.gov.uk/housing-plans-strategies/housing-revenue-account-business-plan ; **acquisitions** policy https://democracy.york.gov.uk/documents/s177478/Annex%20A%20-%20HRA%20Acquisitions%20and%20Disposals%20Policy.pdf ; target 600 homes on council sites https://www.york.gov.uk/housing/new-housing-delivery-project ; 36 homes in Walmgate https://www.york.gov.uk/news/article/1878/36-new-council-built-homes-in-walmgate-given-go-ahead ; Ordnance Lane 101 homes https://www.york.gov.uk/housing/new-housing-delivery-project/5 ; Willow House 40 homes https://www.york.gov.uk/housing/new-housing-delivery-project/6 ; **empty homes** https://www.york.gov.uk/housing/empty-properties ; **JV** York Central with HE, McLaren and Arlington 2500 homes https://www.yorkcentral.info/a-place-to-live/ ; 93 homes Castle Gateway **masterplan** at Castle Mills https://www.placeyorkshire.co.uk/york-set-to-back-34m-100-affordable-castle-mills-scheme/ ; **retrofitting** https://www.york.gov.uk/climate-change-2/BuiltEnvironment/3 ; https://yorknorthyorks-ca.gov.uk/retrofit-strategy/ ; https://www.york.gov.uk/housing/home-energy-efficiency ; https://www.york.gov.uk/news/article/1789/new-heating-systems-could-save-residents-up-to-300-yearly ; **climate change** https://www.york.gov.uk/BuiltEnvironment ; **CLT** https://yorspace.org/ ;	Y	Y	N