

Local authority direct delivery of housing

Third Round of Research 2021

Desk Survey Report

Janice Morphet and Ben Clifford

Bartlett School of Planning, UCL

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Local authority direct delivery of housing Round 3 research

Desk survey 2021 Report

Executive Summary

This report is the first part of the 2021 research on local authorities' direct provision of housing. It has used the same methodology as in 2017 and 2019.¹ In this desk survey research, we have found that the number of local authorities with companies which could support the provision of housing has increased from 78% to 83% in 2019 and 59% in 2017. 72% of councils have a JV in comparison with 57% in 2019 (no assessment was made in 2017). This survey shows that 80% of local authorities have indicated a need to provide affordable housing in their Corporate Strategies, an issue which the forthcoming final report will show has been exacerbated in the pandemic. The report demonstrates some of the differences in provision between London and the rest of England. Finally, the report illustrates, through its tables, the range of mechanism and means being used by local authorities to deliver housing to meet local needs in their areas including the HRA, companies, JVs, partnerships, regeneration and community land trusts. This research will be further discussed as part of the report on the rest of the 2021 research which includes a direct survey, round tables and case studies.

¹ <https://www.rtpi.org.uk/research/2017/june/local-authority-direct-provision-of-housing-i/> and <https://www.rtpi.org.uk/research/2019/july/local-authority-direct-delivery-of-housing-ii-continuation-research/>

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The Desk Survey

Introduction

This desk survey is part of the third round of research that has been undertaken into the ways in which councils are directly engaging in the delivery of housing. Each round of research – in 2017, 2019 and 2021 – has been undertaken using the same methodology although in each round specific questions have been examined. In 2021, we have investigated a range of additional issues in the desk survey including the name of local authority companies, specific JV and partners and the numbers of homes being built where this information is online. The details of housing numbers have not been aggregated for each council as some are targets so should be seen more as a mosaic that is helping to compile a more complete picture although may gaps remain. We have also reviewed all council corporate plans and strategies for mentions of any priority for affordable housing and also reviewed where councils are working with community land trusts. The information that has been found for each council is listed on the table below. Before this there is some analysis of specific issues that emerged through this survey and, in the appendices, we have included lists of these councils engaged in specific types of initiatives discussed below. As this is a survey based on web sources alone, then inevitably, some information about council activity will not be in the table and some may have been overtaken by events. The web links can be accessed in the table to support what has been identified. Overall, the information has been very difficult to find and sometimes has required multiple searches.

One conclusion of this desk survey is that councils are not identifying their levels and outcomes of housing delivery activity in one place. The information about the HRA, housing companies and RP partnerships is more difficult to find than the numbers of homes being provided though JVs on the whole. There is also a major gap between the discussion and information provided by councils on their delivery through housing and planning departments and that provided through regeneration, even where the council is contributing land and finance in addition to masterplanning and advocacy.

Methodology

The methodology used to undertake this desk survey has been the same as in 2017 and 2019. Each council was searched using the same terms on Google. In 2021, the desk research was undertaken between January and April and new search terms were added to those undertaken before which were primarily concerned with whether the council had a company or a joint venture. In 2021, each council was also searched for the following:

- Whether the council's corporate plan or strategy included their need to provide affordable housing – those councils that did mention the need for affordable housing have the link to this strategy included here. Those not mentioned either did not have any mention of affordable housing in their corporate strategy or plan or did not have one;
- The Council HRA business plan or equivalent where the council has an HRA;

- Where the council has a company or a JV, the name of the company and/or the JV partners have been identified and included as far as possible;
- 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;
- The number of homes that the council appeared to be directly involved in delivering through their HRA, company, a JV, partnerships with RPs, their own RP or regeneration programmes. These are shown as separate figures and not aggregated in the table; there has been an effort to avoid double counting as far as possible; the source of these figures will be in the weblinks provided; they should be regarded as a mosaic;
- The Council’s investment strategy;
- The Council’s commercialisation strategy; and
- Whether the council works with a community land trust

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 upon. 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.

Findings

In this section the findings are summarised under a range of issues. In the forthcoming final report for our research in 2021, these will be set within the wider findings of the changes in housing policy and practice since 2019 and the other parts of the research including the direct survey, the round tables and the case studies.

Companies

In comparison with 2017 and 2019, the number of councils with companies has increased from 58% in 2017, 78% in 2019 to 83% in 2021. Within these figures, there is an amount of churn with council companies, opening, closing and re-opening. With the exception of a few cases such as Merton, there is not always

much detail of why these companies have been closed. Where councils are not engaging in much delivery, there is no discussion as to why this is the case and these councils frequently rely on planning mechanisms for delivery of all types of housing including affordable of various types. Some councils have strong relationship with RPs, providing a development budget or specific partnership arrangements.

This increase in the number of council companies may relate to the increasing use of JVs to deliver housing and this has increased from 57% in 2019 to 72% in 2021 (the figures were not collected in 2017). Some councils have multiple JV arrangements for housing delivery, and these appear to be focused on specific sites or locations. In the past, more JVs appear to have been established with a more general agreement to find development opportunities jointly, but the JV focus has narrowed in these cases to a specific number of identified sites. Some councils have construction contracts with developers, but these appear to be more traditional in their arrangements and not JVs.

Where councils have companies, they are being used for a range of purposes including development, housing management, taking s106 properties or purchasing street properties for rent. Some councils have a range of companies for different purposes such as Epping, South Cambridgeshire, Bath and NE Somerset, Gateshead and Hounslow. There has been an expansion on councils using this trading company approach in comparison with previous years. Of the new companies, some have been established to undertake specific types of development or acquisition of housing for rent. Others have opened companies to support the development of their own land.

A number of councils have closed down their companies – such as Liverpool City Council and Merton – the latter in response to concerns about the issues at Croydon Council and its Brick by Brick housing company. Other councils have closed down their companies to concentrate on other approaches such as the HRA, not least since the debt cap has been removed in 2018. Others have been closed as a result of new political or officer leadership.

Joint ventures

There has been a significant increase in councils with joint ventures since 2019 (these were not calculated in 2017) from 57% to 72% of councils with at least one JV. Some councils like Oxford City Council, BCP and Brighton and Hove have multiple JVs. In the past some councils had JVs with private sector partners without specifically agreeing the sites or projects to be worked on. The trend now appears to be that councils will specify sites or projects to be the purpose of the JV. Some JV partners appear more frequently than others including Keepmoat, MUSE, Countryside properties, Morgan Sindall, Barnfield and L&Q. There are also individual JVs with local partners. The names of the JVs and partners are included within the table where it has been possible to find them and there are accompanying weblinks in the table with information on numbers of homes where these are provided. JVs may more frequently be used for major estate and economic regeneration projects.

The desk survey does not investigate why councils have taken on these JV partners but from the material online it appears to be because of a wish to share the risk, inject more investment into a project or provide more experience than the council may have. From the JV partner point of view, it provides access

to guaranteed projects for a given period of time. Some councils have JVs with other councils or their companies such as SCAPE (Nottinghamshire CC) or Norse (Norfolk CC) while Nottingham City Council has a development company arm, Blueprint, which invests in other council areas. Homes England is also a JV partner in some councils.

Affordable housing

In the 2021 desk survey, there has been an attempt to understand in more detail what priority that local authorities are providing for the provision of affordable housing. While the Government's definition of affordable housing comprises a range of sub-market types of housing including shared ownership, in general public discourse this is assumed to be housing provided at a lower social or income related rent. The planning system does not support the provision of affordable housing through the allocation of sites for this specific type of need. Rather, it requires councils to undertake some assessment of housing need as a basis for negotiation of the provision of affordable housing through development contributions. Affordable housing is also excluded from funding through CIL contributions. It is then left to local authorities to negotiate a percentage of affordable housing in schemes on a range of sizes. As the information extracted from council websites demonstrates, the percentage achieved across different local authorities varies although this study has not been focused on identifying the percentages for each council. In a minority of local authorities, the provision of affordable housing is entirely dependent on this method of provision. In previous research in 2017 and 2019, one of the motivations of local authorities directly engaging in housing provision has been to meet this shortfall between local housing need requirements and provision. The full report on the research will identify whether this remains the case in 2021. However, the discussions in the research round tables and case studies suggests that the pandemic has heightened the awareness of councils of the need to provide affordable housing at submarket rents for a range of their citizens. Local authorities are also indicating that their council housing registers have grown beyond the usual trends 2020-2021.

As well as this 2021 survey considering the delivery of affordable housing though direct or supported means – where the council provides some funding to housing association for example – there has also been a wider review of the priority which local authorities are assigning to the provision of affordable housing at the corporate level. All local authorities apart from county councils have been given enhanced responsibilities for homelessness since 2017 through the Homelessness Reduction Act and the pandemic initiatives such as 'Everyone In' has brought more focus to the issue. It has been reported to us that the stay on evictions given during the pandemic has created more staff capacity to work on longer lasting solutions to those needing temporary accommodation and for rough sleepers. The continuing government funding support has also encouraged some councils to register as RPs. In this survey, which is based on published council documents and associated material, council strategies were reviewed and searched for their position on affordable housing. Not all councils have a corporate plan, business plan or wider organisational strategy but the majority do. We have found that many of these have been reviewed and updated since 2020 in response to the pandemic whereas others were reviewed in 2019 as part of the usual political cycle. The review of each council corporate strategy found that of that 80% council had some indication of a priority for the provision of affordable housing in their areas. This did not necessarily extend to a consideration of how this should be provided by the council or other providers and nor did it necessarily state what the council intended to do about addressing this issue. However, those councils with a corporate strategy that included the need to prioritise affordable housing are

shown on the table. Where there is no mention of the corporate strategy, this is either because the council did not have one or did not mention the provision of affordable housing as an issue. At the same time, of the councils that were in the 20% not mentioning the need to provide affordable housing at the corporate level, then a number of these have shown that they are active in the delivery of affordable housing.

The corporate strategies also indicated a closer operational relationship between the planning system and the provision of housing within the local authority area than has been apparent before. However, as discussed below, the corporate strategies together with the planning and housing initiatives mentioned by councils almost always excluded what the council is undertaking in providing housing through the means of regeneration. This is generally beyond housing estate regeneration and concerned with town centres, riverside areas, and redevelopment of sites formerly accommodating barracks and garrison.

Regeneration

In 2017 and 2019, there has been no specific consideration of the regeneration activities being undertaken by councils in their areas. However, in this research, the use of regeneration by local authorities to provide housing has emerged as being a widespread activity. This might be for a range of reasons such as need to improve a particular location or to take advantage of previously developed land for new purposes. The relationship which councils have with regeneration is longstanding and has been a key component of council place-based policy in the post-1947 period. In the past, this regeneration activity might have more commonly been undertaken through the use of site acquisition and assembly using compulsory purchase order and subsequent direct or indirect development using third parties. This has primarily been seen as a means of morning town centres, culture, employment and inward investment. Over time, councils have continued their regeneration initiatives through the establishment of specific teams, the use of planning tools, joint ventures and advocacy to Local Enterprise Partnerships or mayors of combined authorities for specific funding to open up areas through the provision of infrastructure investment or brown field site treatment and preparation. There have also been changes in the composition of the uses in these regeneration schemes with housing and student accommodation increasingly being provided as part of a wider mixed-use scheme.

In 2021, council-led regeneration schemes that provide some housing have been included in this survey and are shown as being distinct from the housing provided by councils through planning negotiations and housing programmes. What is interesting is that the regeneration programmes are generally separate from council corporate plans and seem seldom to appear in housing strategies or capital investment programmes. Yet, as the survey demonstrates, they are increasingly used as a mechanism to provide housing of a range of types and tenures. While the council may not be providing the homes directly, there is clearly considerable engagement in getting the homes delivered directly or with partners. Some of this housing is for social housing needs and in some cases local authorities are purchasing housing provided by the private sector. This means of providing housing through regeneration appears to be underreported and unrecognised yet in some cases the housing provision numbers are large. While local authorities may not own the whole of the regeneration site – or indeed any land in the designated area, it is using planning, other programmes and advocacy to bring these regeneration sites to fruition. The government's

programmes to support town centres have seen this consolidated and, in some cases, apparently accelerated. It is interesting to note this additional strand of activity which is part of the council's programme in providing housing but at present is far less recognised.

Councils using Modern Methods of Construction

While the desk survey did not specifically ask a question about the council's use of modular or Modern Methods of Construction (MMC), a number of local authorities mentioned their use of these approaches which are listed in appendix A. In some cases, these are described as pilot schemes or where the council is investigating the use of MMC such as in BCP, Bracknell, Bradford, Redcar and Cleveland and Walsall Councils. Both Nottingham and Nottinghamshire are using MMC to provide housing using different approaches. Nuneaton and Bedworth have stated that they will be using MMC for some of their homes being developed through the HRA. Corby states that it is using MMC to deliver homes while Cornwall has long had a factory for windows and doors which is now extending its delivery to the council's company and private developers. Oxford has developed a procurement framework for MMC to provide 2500 homes across Oxfordshire. Coventry has a JV to pilot delivery through MMC while Greenwich and Kings Lynn and West Norfolk are using JVs for MMC to provide carbon neutral homes and Leeds is providing 28 homes through an MMC JV. Lewisham has been using the housing funding provided by the Mayor of London to build 65 MMC homes. In North Somerset, in a joint approach with Homes England for 500 homes, MMC is being used for an urban village extension together with passivhaus standards. In Medway, the councils' company MDC has commissioned 20 homes using MMC. Mendip council is using MMC to provide housing working with a Community Land Trust. The analysis of the direct survey in our forthcoming full report will have further information on the use of MMC by local authorities.

Councils providing student housing or working with Universities

One issue that has emerged in 2021 is the number of councils engaged in the provision of student accommodation. This might be for a range of reasons, for example in Milton Keynes where a second university campus is being developed and accommodation for 5000 students is being planned. Other councils are providing for existing student populations as in Nottingham (900 places) and Leeds (505 places). Some councils appear to be providing student accommodation in response to distributed campuses including Rushmoor (128 places), Scarborough (150 places) and Newcastle under Lyme (500 places). Some councils are working in partnership with universities for wider development and regeneration such as Newcastle upon Tyne and Peterborough, which is working with Anglia Ruskin University. The councils identified in the survey providing student housing are included in Appendix B.

Councils developing their own operational estate including civic centres

Some local authorities have mentioned the use of their own civic centres, council buildings and car parks to provide housing. In some cases, such as Plymouth this is being undertaken in conjunction with a developer. In Richmondshire the council's former premises are historic buildings and these have been converted to housing. Other councils redeveloping their own accommodation include Adur, Bromsgrove, Mid Suffolk, Trafford and Waltham Forest. A number of councils have also mentioned developing their car parks. This has been reflected in the Bournemouth case study in the 2017 research. In Peterborough, the council is demolishing a multi-storey car park, that has come to the end of its life, to use for housing and other councils mentioning this activity include Brentwood, Cheltenham, Oldham and Maidstone. The full list is in Appendix C.

Councils working with other public sector landowners

The development of housing through public sector landowners working together has been promoted by One Public Estate over a period of 15 years. These include Bedford, Derby, South Staffordshire and Torbay. In the desk survey a number of councils identified their inclusion in this programme while other councils mentioned working with specific public landowners such as the NHS in North Somerset and to redevelop former garrison or barracks sites including Richmondshire, Brighton and Hove, Folkestone and Hythe. In the case of some councils, these sites are being used to provide new garden villages such as in the Vale of White Horse. These councils are listed in appendix D.

Councils using passivhaus or higher environmental standards

During the course of the survey, a number of councils were identified as using higher environmental standards for their own development. These included the use of a range of terms including passivhaus, eco-friendly, net zero, carbon neutral and higher environmental standards. The Isle of Wight has an eco-hamlet. The councils mentioning the use of passivhaus standards for their own housing development include Broadland, Mendip, Wolverhampton and York among others. Some councils including BCP, Forest of Dean and Greenwich mention taking a carbon neutral or net zero approach and others such as Sheffield, Pendle and Sutton refer to using higher environmental standards. The councils mentioning the use of higher environmental standards in their developments are shown in Appendix E.

Numbers of homes being delivered through council engagement

As an examination of the local authority tables will demonstrate, the information available about different kinds of housing delivery are scattered across a Council's websites and through media reports of council meetings. Where there is information about the number of homes being provided, these are included in the table and should be seen as a mosaic, contributing to a wider picture but with many gaps. Although it is relatively straightforward to identify the budgets

for new build housing within the HRA – through business plans, capital programmes or council budgets, these are far less frequently accompanied by a detailed list of specific developments. The same is the case where councils have companies and the totals included within the tables have frequently been obtained by adding together the number of homes on specific developments. There has been a conscious attempt to try to avoid double counting but some of this may have occurred inadvertently. It is also probable that this table is an under-recording of council delivery for these reasons. In some cases, councils are working directly with Housing Association partners through the management of s106 properties or through specific pots of funding for an agreed list of partners. For some councils this is their main means of delivery and appears to be effective in some locations. For others, like Cornwall, this partnership with HAs is one of a number of initiatives to provide housing. In some cases, much of the housing is being delivered through joint ventures with developers and it is assumed that the outcomes of these joint initiatives will be counted as market completions rather than reflecting the effort, resources and commitment that has been made by councils to achieve these developments, often, including of a high number of affordable homes.

While this table does not provide a comprehensive picture of the number of homes councils are directly engaged in delivering, it provides at least some indication of the scale, type and increasing activity across a range of delivery methods. The following sections give some reflections on the positions in London and the individual mayoral combined authorities. The regional analysis will be in the main report of the research.

Differences in the public funding of delivery of social and affordable homes in London and the rest of England

Public financial support for the delivery of housing in London differs from the rest of England. In London, this funding is devolved to the Mayor whereas in the rest of England it is operated through Homes England. In 2016, the Mayor of London decided that he would introduce two major initiatives to enable the delivery of social and affordable housing in London to support the capital's housing needs and economy. The first initiative was for councils that had not been able to use their right to buy receipts before the expiry of the deadline imposed by government. These receipts are often difficult to use, and we have found in the past that a significant proportion were not used to provide more housing due to the rules associated with their application and the ability of the council to find ways to use them in time. In England, these unused receipts are returned to the general pot of Homes England, whereas in London, they have been returned to the Mayor. This was an issue raised by this research in the 2019 report. In London, the Mayor decided that any unused receipts returned in this way would be held by him as in a 'bank' so that the boroughs could use them at a future date. This removed the pressures for quick use and allowed the receipts to be applied in the locations where they were raised. Since 2021, the government has announced a change in the timescales for the receipts to be lengthened and it is hoped that this will be more beneficial to local authorities although these changes have been associated with other rule changes that may be less advantageous.

The second, and more major, initiative undertaken by the Mayor of London was to use funds available to him to create a major housing fund into which each borough could bid, regardless of whether or not they had an HRA.² The Mayor invested £4.6bn in achieving 116,000 affordable homes by 2022. These bids required the boroughs to commit to completing an agreed number of homes within a set period. This was in a programme format rather than agreements for individual schemes. In addition to this funding, the Mayor recognised that the boroughs would need significant support in developing their skills and capacity. In order to support the boroughs, the mayor implemented a short term programme through the Future of London organisation which tackled a range of specific technical, planning and procurement issues in building at scale again. This was followed by a more developed programme of support. This approach was recommended for English local authorities through Homes England in the 2019 report of this research and in 2021, two specific initiatives were announced. The first was to offer local authorities the opportunity to become strategic partners with Homes England that would enable them to have a guaranteed programme of funding rather than have to seek approval on a scheme-by-scheme basis. The second was the establishment of a skills support programme to start in the summer of 2021 which includes assistance for all councils, support for those working directly with Homes England and thirdly bespoke support. While Homes England has a relationship management with each local authority, it is also acknowledged that the relationships between Homes England and local authorities can be scattered across the council, and these are not necessarily brought together in a single place inside either the council or Homes England.

Direct delivery of housing in London

The first point to notice in the survey tables for individual London Boroughs is the significant size of direct housing delivery outcomes in comparison with most to the rest of England. While London has severe land constraints across much of its area, all London Boroughs are now delivering. A higher percentage of councils in London retain their HRAs than in the rest of the country at 87% with one borough, Bromley, seeking to reopen their HRA for purposes of funding for temporary accommodation. The number of Boroughs with companies has always been higher than the rest of the country, starting at 78% in 2017 and rising to 87% in 2019. This figure has been maintained in 2021 although Merton has closed its company and Richmond has commenced a JV. 69% of Boroughs have at least one JV. The Croydon company is about to be sold to the private sector in the first move of this kind in England as far as we have been able to see.

In reviewing the numbers of homes included in direct delivery programmes, most London Boroughs have included more detail about their delivery than other local authorities. This may be because their programmes are larger, and this data is also distinguished by detail of delivery between various agencies of the council. For example, in Barnet a range of information is provided for the delivery through the HRA and arms of the Barnet group of companies. Borough HRA programmes also include significant numbers of homes as do homes provided through partnerships with housing associations – with 4000 ‘genuinely

² <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/building-council-homes-londoners#:~:text=Mayor%20Sadiq%20Khan%20has%20secured,to%20tackle%20London's%20housing%20crisis.>

affordable homes' being mentioned by Brent of being delivered in this way. Ealing has a target of 2500 affordable homes to be built by 2022 and also has a JV with Hill on 22 small sites and is delivering 1300 affordable homes by 2026 through its company, Broadway Living, operating as an RP. Other boroughs such as Enfield and Greenwich have large programmes as part of their own development and working to deliver regeneration sites. Hackney and Kingston are undertaking major estate regeneration, with Hackney providing 500 homes at living rent. Hammersmith and Fulham and Waltham Forest are both councils redeveloping parts of their civic campus to provide more homes. Harrow is piloting 51 PRS homes and is undertaking a programme of 500 HRA homes to 2020. Havering is committed to delivering 3500 new homes including for affordable rent and low-cost home ownership with the land remaining within the council's ownership. Some councils, including Hillingdon and Redbridge are currently searching for JV partners for housing development. Hounslow also has high housing development numbers, and it is seeking 5000 affordable homes of which 3000 should be for social rent through the council or housing associations. Lambeth has a development programme of 4500 homes by 2026 of which 1196 will be affordable. Lewisham and Barking and Dagenham are providing housing for social rent levels outside the HRA on rolling tenancies. Some councils have specifically mentioned the importance and role of the funding made available by the Mayor including Sutton, Newham and Brent. In Southwark, the council has a pipeline of 5000 HRA homes of which 2500 are expected to be delivered by 2022. Some Boroughs have other forms of housing being delivered such as the co-living schemes in Wandsworth. In Westminster, its company Westminster Builds is developing 2000 homes.

Delivery in Mayoral Combined Authorities

The powers of each Mayor of a combined authority vary and are agreed by the constituent local authorities that make up the MCA. Unlike the Greater London Authority, the MCAs are not local authorities and the Mayors do not have their powers including those in the 2011 Localism Act to raise income. They are dependent for their funding on government through a range of growth deals and specific initiatives. None of the Mayors in MCAs have housing powers but the government has created a range of initiatives which have been made available to specific MCAs. The West Midlands MCA has a housing growth deal while this and the West of England MCA have specific funding to support the implementation of modern methods of construction. The MCAs in Teesside, Manchester and North of the Tyne have had specific funding to accelerate stalled sites into development. These funds are additional to those generally available through Homes England although some are administered through them. In most MCAs these are combined with the Local Enterprise Partnerships in some ways and these have also been significant in providing funding for infrastructure and construction sites. This is also the case outside the MCAs where LEPs have provided significant funds to unlock sites through funding of roads for example in Cheltenham.

1. Cambridge and Peterborough MCA

This MCA has seven local authorities in membership. All seven had companies in 2021 and six in 2017 and 2019. Four councils had JVs and two had HRAs and both of these are below the national averages. A number of the MCA member councils are active in delivering housing. Cambridge is seeking to provide 546 affordable homes in the HRA by 2023, some of which have been funded through an MCA devolution grant for housing. The council is also proposing to develop

5000 homes on land that it in part owns. In Peterborough, the council also has a number of JVs and is also reviewing all car park sites with a view to their development. One multistorey car park is being redeveloped for housing. The MCA find has also supported 40 affordable homes in Fenland and 670 homes in East Cambridgeshire which is also working with the Community Land Trust. East Cambridgeshire has regeneration programmes in each of its market towns and sites north of Ely for 5000 homes. Huntingdon is regenerating St Neots with funds for housing from the MCA. South Cambridgeshire is adding to its stock of HRA homes, and its South Cambridgeshire Investment Partnership is building both for PRS and the HRA and the councils and its companies are acquiring land. Cambridgeshire County Council has a housing company This Land which is developing on a number of sites across the county including 350 homes in Newmarket.

2. Liverpool City Region MCA

Liverpool City Region has six constituent authorities. Of these, all had companies in 2021 and although the Liverpool City Council Company was closed in 2021 it has a JV. Similarly, five have JVs but only one has an HRA. St Helen's states that it is supporting the delivery of housing, but it was difficult to identify any numbers. Sefton is establishing an RP in 2021 and the others have a strong focus on regeneration including Knowsley, Halton and the Wirral.

3. Greater Manchester MCA

There are ten metropolitan boroughs in Greater Manchester and all have companies and JVs. This compares with 8 in 2019 and 7 in 2017. Of the 10 councils, 8 have an HRA which is above the English average. Like London, some of these councils have high delivery numbers through a range of means including regeneration. Wigan is delivering 728 homes in partnership with RPs and building nearly 300 HRA homes between 2020-2021. Trafford had three JVs including one for the regeneration of its civic quarter. In addition to providing its own new homes, Stockport is focusing on bringing 1,000 vacant homes back into use. Tameside has a partnership with Homes England to provide affordable homes. Stockport and Tameside have garden villages. Oldham is delivering new homes through a PFI while Rochdale has a JV partnership with Hive Homes to deliver 7000 new homes around five stations. Salford is working with the English Cities Fund to provide 2500 homes in addition to its own programme. Bury has a JV with Muse for regeneration of its town centre which includes a number of homes while it is also delivering through its ALMO. Bolton is undertaking some regeneration but its major development site across the border with Wigan is in limbo awaiting infrastructure investment to open up the land. Manchester is committed to providing 2025 affordable homes 2019-2025 through a variety of means. It has a partnership arrangement with HAs to deliver housing on its own land it is also receiving support from Homes England for affordable homes.

4. North of the Tyne MCA

The three authorities in the North of the Tyne MCA have had companies since 2017 which is above the national average and 2 have JVs which is below the national average. All three have an HRA. Newcastle upon Tyne has a JV with Newcastle University and a second JV for 1800 homes. North Tyneside is undertaking a range of housing delivery approaches including using the HRA and its own trading company NTTC. It is particularly focused on providing

affordable homes through these means and partnerships with HAs. It is also progressing the delivery of housing through regeneration. Northumberland is committed to providing 1000 affordable homes through the HRA and its company Ascent is building 256 homes for sale and affordable tenures.

5. South Yorkshire MCA

South Yorkshire MCA comprises four metropolitan boroughs and in 2021 all four had HRAs, companies and JVs which are all above the national average. Doncaster developed 407 council homes in the HRA 2015-2020 and has a commitment to a further £100m investment but there is no development programme to set out how his funding is to be used as yet. Barnsley has purchased 250 vacant homes to bring them back into use. Sheffield has JVs with Keepmoat and Great Places for 2300 homes on a 60ha brownfield site of which 1000 have been completed and has a target of for 3100 new homes in the HRA between 2020-2028/9. Rotherham has a number of JVs and is working with Wates its own sites. It has received Homes England grant for 227 homes and has reviewed the land that it holds in the HRA. It is also promoting a range of housing on town centre regeneration sites.

6. Teesside MCA

The Teesside MCA comprises five councils. Of these 2 have an HRA including Hartlepool which reopened its HRA when it exceeded the 200 limit in the council's ownership. Councils have 4 or 80% companies and JVs in 2021 which was the same figure in 2019 with one company in 2017. Stockton and Redcar and Cleveland have homes being delivered with support from Homes England. Redcar and Cleveland Council is keen to expand its use of MMC. Some councils have major urban extensions for garden villages such as Darlington and Stockton. All councils, apart from Stockton, mention that are providing affordable homes. Middlesbrough and Darlington both have two JVs to deliver housing.

7. West of England MCA

In the West of England MCA, all three councils have JV companies while Bath and NE Somerset (BANES) has a trading group of companies. South Gloucestershire Council is also delivering with BANES. North Somerset council is not part of the MCA but does work collaboratively with it on issues such as transport and housing. Bristol has three JV companies in addition to its own company, Goram Homes and these JVs while the council has 640 homes in the HRA pipeline on 14 sites and a range of regeneration sites for new housing. BANES has a number of investment properties, and its company ADL is purchasing land.

8. West Midlands MCA

The West Midlands MCA is comprised of 7 authorities, of which 5 have companies and JVs in 2021. There are also five with HRAs and at 70% - this is higher than the national average but lower for JVs. The area had 4 or 57% companies in 2017 and 2019. Some of the constituent MBs are more active than others in housing provision. Walsall and Dudley appear to be the least active although it was difficult to identify many numbers of homes provided for Dudley. Of the

other MBs, Birmingham and Wolverhampton are the most active in direct provision through the HRA and associated delivery mechanisms while Solihull appears to be primarily dependent on regeneration projects. Coventry has a small modular pilot.

9. West Yorkshire MCA

West Yorkshire MCA is the most recently established and had its first mayoral election in 2021. It comprises five West Yorkshire MBs together with York UA. In 2021, all six councils had a company as they did in 2019 and 4 in 2017. At 100% this is higher than the national average. Four of the authorities had JVs, which is less than the national average and four had HRAs which is more than the national average. When considering the individual councils, then Calderdale appears to be the least active with 38 homes in the council's company Weave and 100 affordable homes being developed in partnership with the Together Housing group. Other councils are committed to higher delivery members including Kirklees which is supporting 1,000 new homes on council land by 2024. Bradford and Leeds are active in investigating MMC for housing delivery and Leeds is working with Clarion on a mixed scheme that includes student accommodation. It also has a major HRA programme of 300 homes pa. Wakefield is aspiring to build 124 homes and promoting regeneration. York has a significant housing programme using its one company Shape Homes and delivering community build homes through Yorspace. It is also redeveloping barracks and has a JV for York Central.

Delivery in CAMKOX

The CAMKOX area comprises 19 local authorities of which two are newly formed in 2021 – North Northamptonshire and West Northamptonshire. While neither have much information available about their housing activity as yet, both have formed RPs as one of their first acts. Of this councils, five have HRAs which is a smaller percentage than other parts of the country. Of the 19 authorities, 13 or 69% had companies in 2021 and 11 or 58% had JVs. All of these figures are below the national average. In addition to the levels of activity shown within the Cambridge and Peterborough MCA, Oxford, Central Bedford and Milton Keynes are the most active authorities with the latter expecting to deliver 500 new homes in their HRA by 2022. The council is also providing 200 energy efficient homes within the HRA and has a company where 2,000 homes are programmed. Oxford City council has a number of JVs with different partners, including one through Barton Homes for 885 new homes which will include 354 owned by Oxford City Housing Limited (OCHL) and be offered to those on the council's housing waiting list. Central Bedford has identified the potential for 585 homes on council land for development by its company of which 220 (40%) will be affordable.

Conclusions

There are a number of conclusions that can be drawn from this desk survey that will contribute to the report of the whole third round research. However, some of them can be summarised here:

1. Councils are continuing to diversify the way in which they are providing housing;
2. Councils are using JVs to support delivery more than in the past and there are increasing numbers of councils that are using a range of JVs each to support a specific project;
3. There is some evidence of a growing ambition to provide homes through the HRA in some councils as evidenced here, although this is by no means universal;
4. There is evidence that councils are more systematically reviewing their own land holdings and using them as a means of providing more homes;
5. The different funding system for London Boroughs means that all councils are providing homes and at numbers larger than elsewhere;
6. A number of councils have strong delivery arrangements with local Housing Associations;
7. While it is not possible to aggregate the total number of homes that councils are providing, the information in this table demonstrates that the numbers of homes being provided by councils is continuing to grow each year;
8. The pandemic has encouraged a large proportion of councils to review their corporate plans and strategies and it is noticeable, that overall, 80% of councils are identifying their need to deliver affordable housing. This is across the country, all types of council and within councils of all political control. Where councils are acknowledging this need, they are not necessarily putting in place actions to help to meet this shortfall. Where councils have not identified affordable housing in their corporate strategies, they are nevertheless taking steps to provide affordable housing;
9. The failure of councils to claim the homes that are being delivered through their investment including regeneration is leading to a general underreporting of their housing delivery activity to their local communities, the government and the wider commentariat; and
10. Some councils are mentioning their use of MMC or passivhaus/ higher environmental standards

Appendix A

Local authorities that mentioned MMC and Modular

Modular

Broxbourne

Coventry

Hertsmere

Leeds

Milton Keynes

MMC

BCP

Bracknell

Bradford

Corby

Cornwall

Cotswold

Coventry

Greenwich

Kings Lynn and West Norfolk

Leeds

Lewisham

Medway

Mendip

Milton Keynes

Mole Valley

North Somerset

Nottingham

Nottinghamshire

Nuneaton and Bedworth

Oxford

Oxfordshire

Redcar and Cleveland

Richmond

Rotherham

Rutland

South Ribble

Stroud

Tewksbury

Walsall

West Somerset and Taunton

Appendix B

Councils developing student housing

Brighton and Hove

Camden

Gloucester

Hartlepool

Leeds

Milton Keynes

Newcastle under Lyme

Newcastle upon Tyne

North East Lincs

Nottingham

Peterborough

Rushmoor

Scarborough

Southwark

Appendix C

Councils developing their own civic buildings and car parks

Adur
Bromsgrove
Cannock Chase
Hammersmith and Fulham
Harborough
Hart
East Staffs
Mid Suffolk
Plymouth
Richmondshire
Trafford
Waltham Forest

Car parks
Brentwood
Cheltenham
Craven
Epping
Guilford
Kingston upon Thames
Maidstone
Oldham
Peterborough
Wyre Forest

Appendix D

Councils working with other public bodies

One Public Estate

Bedford

Derby

Gloucs CC

Kings Lynn and W Norfolk

Redditch

Rutland

South Staffs

St Helens

Torbay

Wolverhampton

NHS

North Somerset

MoD

Gosport

Garrisons

Folkestone and Hythe

Richmondshire

Wokingham

Barracks

Brighton and Hove

Harrogate

Vale of White Horse

York

Appendix E

Councils using higher environmental standards in some of their developments

Passivhaus

Broadland

Mendip

North Somerset

Norwich

South Ribble

Wolverhampton

York

Eco friendly

Blackpool

Pendle

Eco hamlet

Isle of Wight

Higher environmental standards

Rother

Sheffield

South Derbyshire

Southampton

Sutton

Low carbon development

BCP

Exeter

Forest of Dean

Greenwich

NW Leicestershire

Oxford

Rother

Scarborough

West Lancashire

West Somerset and Taunton

Wiltshire

York

Net zero

Reading

Scarborough

Solihull

South Cambridgeshire

West Somerset and Taunton

Wiltshire

Local authorities housing and property companies 2021 (on same base as 2017 and 2019) v4

Key

E: = exploring

Local authorities housing and property companies 2021 (on same base as 2017 and 2019) v4

R = region

JV = joint venture

HRA = Housing Revenue Account

OPE = One Public Estate

HE = Homes England

Council strategy or strategy included if mention commitment to providing affordable housing

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Adur JV with Hyde	SE	0	Y	Y	Council strategy 2020-2022 https://www.adur-worthing.gov.uk/media/Media,156442,smxx.pdf ; Capital strategy: https://democracy.adur-worthing.gov.uk/documents/s3161/Item%2011%20-%20Combined.pdf ; https://www.adur-worthing.gov.uk/about-the-councils/council-strategies-and-policies/capital-strategy/ ;housing strategy https://www.adur-worthing.gov.uk/media/Media,157368,smxx.pdf ; HRA https://www.adur-worthing.gov.uk/news/archive/pr20-121.html ; JV delivery https://www.adur-worthing.gov.uk/news/archive/pr20-129.html ; HRA capital strategy https://democracy.adur-worthing.gov.uk/documents/s3161/Item%2011%20-%20Combined.pdf ; community land trust https://acclt.org.uk/about-us	Y	Y	250 by 2025; Adur Civic Centre Phase II - work with preferred developer Hyde Housing group to develop 171 new social and affordable homes, business space using this vacant former civic office site; HRA 56 affordable homes to be built on garage sites; acquiring land
Allerdale LLP	N W	0	Y	Y	Council strategy 2020-2030 https://www-cloudfront.allerdale.gov.uk/media/filer_public/ce/53/ce5392c0-3366-4e92-b00a-1a68328f3a26/council-strategy_2020-30_final.pdf ; capital strategy http://democracy.allerdale.gov.uk/documents/s122452/Appendix%201%20Capital%20Strategy%20019-20%20Final.pdf ; housing strategy https://www-cloudfront.allerdale.gov.uk/media/filer_public/68/52/68526324-3e20-427d-9b6a-52447a983bcf/final_refreshed_housing_strategy_2016-2021_-_signed_off_27_nov_19.pdf ; Company LLP https://find-and-update.company-information.service.gov.uk/company/OC392526 ; company for building projects https://find-and-update.company-information.service.gov.uk/company/12882931 ; affordable homes https://www.in-cumbria.com/news/17725671.leader-makes-pledge-made-tackle-affordable-homes-shortage-allerdale/ ; community land trust https://www.allerdale.gov.uk/en/news-and-blog/affordable-homes-project-underway-in-lake-district/	Y	N	Acquiring and disposing
Amber Valley JV Norse	E M	N	Y	Y	Council strategy 2017-2020 https://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=41203a18453e4d8191ce151ef687d73b ; Asset management strategy:	Y	N	153+ homes, by 2024 ; Sale of sites for housing

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=c156b2e077fb48109f42dbdb9c7034b3 ; Housing strategy https://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=763d53ad32834b83bac0f34b42536a9d ; using NHB for grants to HAs for affordable housing; Company: JV with Norse for housing maintenance https://democracy.highpeak.gov.uk/documents/s20256/Joint%20Venture%20Partnership%20to%20Delivery%20Facilities%20Management%20 ; withdrawn from affordable housing funding https://www.ripleyandheanornews.co.uk/news/politics/amber-valley-council-scraps-strategys-fund-new-affordable-homes-3104183			
Arun Company Bognor regeneration	SE	E	Y	N	Council strategy 2020-2025 https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n15485.pdf&ver=15913 ; Capital strategy: https://democracy.arun.gov.uk/documents/s3484/Item%208%20-%20Final%20Capital%20Strategy%20A%20and%20G%20committee%2013%20Feb%202020.pdf ; Property investment strategy: https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n13658.pdf&ver=13890 ; commercial acquisitions https://www.arun.gov.uk/news-archive/council-to-give-iconic-arcade-a-new-lease-of-life-1611/ ; Growth deal for housing sites https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n13665.pdf&ver=13898 Bognor regeneration https://www.arun.gov.uk/news-archive/arun-district-council-invites-bids-for-bognor-regis-regeneration-schemes-2469/ ; community land trust https://www.visitarundel.co.uk/news-from-the-arundel-community-land-trust/ ;	N	Y	73 in HRA current +250 affordable in HRA to 2030 + acquisitions ; Growth deal to deliver housing sites in LP; Development bids invited for council sites in Bognor and Littlehampton
Ashfield Company Ashfield Homes now dissolved	E M	N	Y	E	Capital strategy : https://democracy.ashfield-dc.gov.uk/documents/s11989/Appendix%201%20-%20Ashfield%20District%20Council%20Capital%20Strategy%20201920-%2020202223.pdf ; Housing strategy https://democracy.ashfield-dc.gov.uk/documents/s3473/Housing%20Strategy.pdf ; Ashfield Homes dissolved 2019 with the expectation of new company being formed; regeneration town centre https://www.ashfield.gov.uk/your-council/news/town-centre-investment-takes-another-step-forward/ ;	N	Y	Regeneration town includes new apartments – no numbers
Ashford Company: ABC	SE	Y	Y	Y	Council strategy 2019-2020 https://www.ashford.gov.uk/media/5ohpdasz/quarter-4-2019-20-council-performance-report.pdf ; Capital asset strategy https://ashford.moderngov.co.uk/documents/g3618/Public%20reports%20pack%2025th-Jun-2020%2017.00%20Cabinet.pdf?T=10 ; Commercialisation strategy https://www.ashford.gov.uk/news/latest-news/new-commercial-approach-by-ashford-borough-council/ ; Housing Company A better Choice Ltd https://www.kentonline.co.uk/kent-business/county-news/property-firm-trebles-portfolio-in-multi-million-pound-investment-183314/ ; HRA business strategy https://ashford.moderngov.co.uk/documents/g3687/Public%20reports%20pack%2017th-Dec-2020%2018.00%20Cabinet.pdf?T=10 ; HRA HE https://www.ashford.gov.uk/news/latest-news/ashford-borough-council-secures-government-funding-to-build-more-affordable-housing/ ; http://democracy.gravesham.gov.uk/documents/s47347/2.%20Appendix%20Two%20-%20Draft%20Report%20-%20Review%20of%20proposed%20council-	Y	Y	120 through HRA plus HE funding; 177 HRA completions; 360 in build HRA; 93 OSP purchased 2019-20; ABC Homes 351 since 2011 ; Focus on income to replace RSG – holds range of commercial assets; buying and selling

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V R A		Indicative LA housing numbers from reports
					endorsed%20trading%20companies.pdf ; case study https://www.local.gov.uk/building-homes-together-ashford-borough-council ; community land trust https://www.tenterdenclt.org/ ;			
Babergh (works with Mid Suffolk) Company CIFCO	E	Y	Y	Y	Capital strategy (with Mid Suffolk) https://babergmidsuffolk.moderngov.co.uk/documents/s13328/MCa1861%20Joint%20Capital%20Investment%20TM%20Strategies.pdf ; CIFCO https://www.babergh.gov.uk/the-council/cifco-capital/ ; HRA 30 year strategy https://www.babergh.gov.uk/assets/Housing-and-Homelessness/Housing-Business-Strategy/bdc-hra-bp-download.pdf https://www.eadt.co.uk/news/cifco-property-investments-treasury-threat-2673292 ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20Council%20Housebuilding%20-%20Full%20Document.pdf ; community land trust https://www.babergh.gov.uk/housing/community-land-trusts/ ;	Y	Y	57 conversion and new build completed to 2019; HRA 177 to 2022 ; CIFCO owns commercial property- increasing budget to purchase more
Barking and Dagenham Company Be First Company Reside	L	Y	Y	Y	Council strategy 2020-2022 https://www.lbbd.gov.uk/sites/default/files/attachments/LBBD-Council-Strategy-2020-2022_0.pdf ; Capital asset strategy https://modgov.lbbd.gov.uk/Internet/documents/s129285/TMSS%202019-20%20Report%20-%20App.%203.pdf ; Be First http://befirst.london/ ; Reside https://www.lbbd.gov.uk/affordable-rents-reside-housing ; HRA Strategy https://modgov.lbbd.gov.uk/Internet/documents/s128712/HRA%20Budget%202019-20%20Report%20-%20App.%207%20Business%20Strategy.pdf ; company http://democracy.gravesham.gov.uk/documents/s47347/2.%20Appendix%20Two%20-%20Draft%20Report%20-%20Review%20of%20proposed%20Council-Endorsed%20Trading%20Companies.pdf ; commercialism award https://www.lbbd.gov.uk/news/east-london-council-bags-prestigious-entrepreneurial-council-award#:~:text=Barking%20and%20Dagenham%20Council%20has,residents%20despite%20huge%20financial%20challenges. ; community land trust https://www.barkinganddagenhampost.co.uk/news/rooms-of-our-own-women-s-centre-bid-3387342	Y	Y	Be First 2678 to 2024 of which 2133 affordable , 50,000 planned; Reside Housing Company 800; GLA estate renewal 150; purchasing OSP; commercial acquisition strategy across all asset classes
Barnet Company The Barnet group Including Hillgreen Homes Barnet Homes, Your Choice (Barnet),	L	Y	Y	Y	Council strategy 2021-2025 https://www.barnet.gov.uk/sites/default/files/2021-03/022176%20-%20BC2135%20-%20BARNET%20Council%20Strategy%202021%20-%202025%20-%20FINAL%20%281%29.pdf ; Capital asset strategy https://barnet.moderngov.co.uk/documents/s51236/Appendix%20K%20Capital%20Strategy.pdf ; Hillgreen homes now part of the Barnet group https://thebarnetgroup.org/ ; trading company The Barnet Group, Barnet Homes, Your Choice (Barnet), Opendoor Homes, TBG Flex and Bumblebee Property all have separate boards; housing strategy https://www.barnet.gov.uk/sites/default/files/housing_strategy.pdf ; HRA target post 2019 https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091 ;	Y	Y ³	694 homes built Hillgreen; 320 in build Barnet Homes; 40 HRA; 100+ OSP acquired, further 80 targeted to 2024 funded HRA;; estate regen 2400; 800 planned in HRA to 2030 ; acquiring land and buildings ; Hillgreen Homes transferred to Barnet Group 2019; invested around £500m in the Barnet Group new build and acquisition programme to deliver 1400 new affordable homes for rent.

³ ALMO Opendoor

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports
Opendoor Homes, TBG Flex and Bumblebee								
Barnsley Company Met Homes	Y& H	Y	Y	Y	Capital assets strategy: https://www.barnsley.gov.uk/media/6230/asset-management-strategy-2017-2020.pdf ; Property investment fund https://barnsleymbc.moderngov.co.uk/documents/s18929/Barnsley%20Property%20Investment%20Fund%202%20-%20Phase%201.pdf ; housing strategy https://www.barnsley.gov.uk/media/15587/housing-strategy-2014-2033.pdf ; Bernslai Homes (company) https://www.berneslaihomes.co.uk/about-berneslai-homes/ ; ALMO closed ; company Met Homes	Y	Y	Bernslai Homes 367 homes plus 250 vacant homes purchased and brought into use;
Barrow	N W	Y	Y	N	Council strategy 2020-2024 https://www.barrowbc.gov.uk/resources/assets/attachment/full/0/8190.pdf ; Asset strategy and MTFP https://www.barrowbc.gov.uk/the-council/council-documents/ ; HRA https://democracy.barrowbc.gov.uk/documents/s2507/App9%202020%20Medium%20Term%20Financial%20Strategy.pdf ; https://www.nwemail.co.uk/news/18783466.barrow-borough-council-taking-steps-help-house-1-600-people-waiting-list/ ;	N	Y	Buying and selling for income; exploring potential methods of providing more homes in HRA;
Basildon Company Sempra Homes; Development company	E	N	Y	Y	Council strategy 2019-2022 https://basildon.gov.uk/media/4467/Basildon-Council-Council-Strategy-2019-2022/pdf/Basildon_Borough_Council_-_Council_Strategy_2019-2022.pdf?m=637063018113400000 ; Commercial acquisition strategy https://www.basildon.gov.uk/article/6870/Commercial-Partner-and-Client-DTZ-Investors ; Sempra Homes Council Housing Company https://labmonline.co.uk/news/sempra-homes-to-build-1000-new-homes-in-five-years/ . HRA https://www.basildon.gov.uk/media/10155/Basildon-Council-Audited-Annual-Financial-Report-2019-20/pdf/Basildon_Council_-_Audited_Annual_Financial_Report_-_2019-20.pdf?m=637420773671170000 ; also acquired a development company; commercial strategy https://www.basildon.gov.uk/media/8757/Basildon-Council-Commercial-Strategy-2018-2021/pdf/Basildon_Council_-_Commercial_Strategy_2018-2021.pdf?m=637054299106530000	Y	Y	Sempra Homes 584 by 2023, 1000 by 2025; Sempra buying land for housing; property with DTZ
Basingstoke Company Manydown	SE	N	Y	Y	Council strategy 2020-2024 https://www.basingstoke.gov.uk/content/page/66122/Council%20Strategy%202020%20to%202024.pdf ; Property investment strategy https://democracy.basingstoke.gov.uk/documents/s11531/Property%20Investment%20Strategy%20Report.pdf , https://www.businessmag.co.uk/basingstoke-council-buys-bq-as-part-of-investment-strategy/ ; Manydown council housing and property company with Hants CC https://manydownbasingstoke.co.uk/ ; capital strategy https://democracy.basingstoke.gov.uk/documents/s15751/Capital%20Strategy%20and%20Investment%20Strategy%202019%20Report.pdf	Y	N	3520 through Manydown and JV with Urban and Civic now owned by the Wellcome Trust
Bassetlaw	E M	N	N	Y	Council strategy 2019-2023 https://www.bassetlaw.gov.uk/about-us/council-strategy-2019-23-investing-in-bassetlaw/council-strategy/ ; Council strategy https://www.bassetlaw.gov.uk/about-us/council-strategy-2019-23-investing-in-bassetlaw/council-strategy/ ; Bersahill Housing company JV	Y	Y	100 homes for sale by 2024 with Bersahill Partnership; 120 new council homes through HRA

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Trading company Housing company Bersahill					and S80 Partnership general trading company ; HRA https://data.bassetlaw.gov.uk/media/8095/statement-of-accounts-19-20.pdf ;			
Bath and NES Company: ADL Subsidiary ACL JV with North Somerset	S W	N	Y	Y	Aequus Group housing (ADL) or rent and development https://www.aequusdevelopments.co.uk/our-company/ commitment to provide affordable housing https://democracy.bathnes.gov.uk/documents/s54452/E3106z%20Annex%205%20i%20-%20New%20and%20Emerging%20capital%20schemes.pdf ; part of W of E MCA Housing deal; ACL Aequus Construction Ltd https://democracy.bathnes.gov.uk/documents/s47136/ACL%20App%201.pdf ; community land trust https://democracy.bathnes.gov.uk/mgIssueHistoryChronology.aspx?Iid=548&Opt=2	Y 4	N	council has 322 investment properties for income excluding housing held in company. Purchases new properties for investment income ; ADL Purchasing land
Bedford Housing: Benedict Bedford housing company	E	N	Y	Y	Council strategy 2021-2025 https://bbcdevwebfiles.blob.core.windows.net/webfiles/Files/Sustainable_Community_Strategy_2009-2021.pdf ; Housing strategy https://bbcdevwebfiles.blob.core.windows.net/webfiles/Your%20Council/Consultations/draft-housing-strategy-2021-26.pdf ; Asset strategy https://bbcdevwebfiles.blob.core.windows.net/webfiles/Council%20and%20Democracy/ED013_18_Council-Asset-Strategy_A4%20DRAFT-v7.pdf ; Benedict Bedford housing company https://www.banburyguardian.co.uk/news/councils-property-investments-help-balance-budget-bedford-borough-council-128467 ; One Public Estate https://www.bedford.gov.uk/business/invest-in-bedford/projects-infrastructure/regeneration-projects/ ; regeneration Ford End Road https://bbcdevwebfiles.blob.core.windows.net/webfiles/Business/Projects%20and%20infrastructure/Appendix%20A%20-%20R_180620_Ford%20End%20Road%20Masterstrategy_final%20s.pdf ; Bedford Central https://www.councillorsupport.bedford.gov.uk/documents/s43130/Item%2006%20Bedford%20Borough%20Masterstrategy%20Appendix%20B%20Central%20Bedford%20Masterstrategy.pdf ;	Y	N	Regeneration Ford End Road 700 homes; Bedford Central 350 homes;
Bexley Housing company BexleyCo	L	Y	Y	Y	BexleyCo Homes https://bexleycohomes.co.uk/ and also undertakes commercial development ; housing strategy https://www.bexley.gov.uk/sites/default/files/housing-strategy-2020-2025.pdf ; investment properties https://www.bexley.gov.uk/sites/default/files/2020-07/Statement-of-Accounts-DRAFT-2019-2020.pdf ; regeneration Erith https://www.greatererith.com/about-erith-regeneration-programme/ ; https://www.newshopper.co.uk/news/18920776.erith-set-benefit-	Y	N 5	Company 58 homes completed 2021 +consent 25 plus 1200 target over 10 yr period ; 31,500 new homes by 2050, up to 8,700 new homes 2017-2025; Belvedere 1300 homes; Erith 3600 homes; Slade Green 340 new homes; Thamesmead 2000 new homes; Bexleyhealth

⁴ With other LAs in WoE MCA

⁵ Considering re-opening

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					900k-regeneration-project/ ; commercialisation https://www.bexley.gov.uk/sites/default/files/2020-06/Efficiency-Plan-2016-to-2017-to-2020-to-2021.pdf ;			400 new homes; Welling 120 new homes; Sidcup 160 new homes; Crayford 400 new homes;
Birmingham Company BMHT	W M	Y	Y	Y	Birmingham Municipal Housing Trust https://www.insidehousing.co.uk/news/news/birmingham-councils-housing-company-to-build-2708-homes-by-2029-61463 ; https://www.arcadis.com/en/united-kingdom/what-we-do/our-projects/uk/birmingham-municipal-housing-trust/ ; https://www.insidehousing.co.uk/insight/insight/council-housebuilding-back-with-a-vengeance-63510 ; commercial property https://property.birmingham.gov.uk/about-us/commercial-property-management/ ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20Council%20Housebuilding%20-%20Full%20document.pdf ; community land trust http://localisewestmidlands.org.uk/wp-content/uploads/CLT-scheme-briefing-Jun-09.pdf	Y	Y	3000 2009-2019; 2708 by 2029 , 500pa; all through HRA and for market sale; 1419 new homes being built as part of Commonwealth Games Village with 22% affordable; 13000 homes being delivered;
Blaby JV	E M	N	E	Y	Commercialisation strategy https://w3.blaby.gov.uk/decision-making/documents/s36395/Blaby%20District%20Council%20-%20Commercial%20Strategy%202018-2021.pdf ; JV https://www.local.gov.uk/blaby-district-council-delivering-affordable-housing-through-joint-working-emh-group	Y	N	439 in JV with HA since 2008; sale of sites for housing
Blackburn with Darwen JV Barnfield JV Maple Grove	N W	N	Y	Y	JV partner Maple Grove for commercial sites; capital strategy https://democracy.blackburn.gov.uk/documents/s5412/Capital%20Strategy%20Report.pdf ; Growth programme 17 designated housing sites https://democracy.blackburn.gov.uk/documents/s11623/Growth%20Programme%20Appendix%2 ; council development sites opportunities https://www.blackburn.gov.uk/sites/default/files/media/pdfs/Blackburn-Development-Opportunities.pdf ; JV with Barnfield https://www.lancashirebusinessview.co.uk/latest-news-and-features/barnfield-advances-work-at-mill-bank for commercial development;	Y	N	2020/21 17 housing sites including 2563 homes ;Sale of land for housing;
Blackpool Housing company BHC JV with Great Places HA	N W	Y	Y	Y	Council strategy 2019-2024 https://democracy.blackpool.gov.uk/documents/s42367/Appendix%20a%20Council%20Strategy.pdf ;Blackpool Coastal Housing(BCH) ALMO; Housing delivery strategy https://democracy.blackpool.gov.uk/documents/s50866/Appendix%20a%20Council%20Homes%20Investment%20Strategy.pdf ; Blackpool Housing Company (BHC) https://myblackpoolhome.co.uk/about-us/meet-the-team/ investment strategy https://democracy.blackpool.gov.uk/documents/s51625/Appendix%20b%20Investment%20Strategy%202020-21.pdf ; Grange Park https://www.blackpool.gov.uk/Residents/Housing/New-housing-developments/Grange-Park-proposed-residential-development-%E2%80%93-Public-consultation.aspx ; Foxhall JV with Great Places HA https://democracy.blackpool.gov.uk/ieDecisionDetails.aspx?ID=1669 ; https://www.blackpool.gov.uk/Residents/Housing/New-housing-developments/Rigby-Road-development.aspx#ad-image-0 ;	Y	Y	799 in development by BHC; 2020-2024 550 HRA new and acquired through BCH +500 through BHC ; Sale of commercial land and JV for hotel; owns commercial property for regeneration objectives rather than income; My Blackpool Home delivered over 250 new affordable homes for rent; delivered 191 homes on site of two tower blocks; delivering new affordable at Grange Park 30 eco friendly homes of total of 131 homes being provided there and Foxhall 70 homes with Great Places HA ; 2021-2024 enable My Blackpool Homes to deliver additional 455 affordable homes for rent;
Bolsover JV	E M	Y	Y	Y	Council strategy 2020-2024 https://committees.bolsover.gov.uk/documents/s3763/Agenda%20Item%207b%20-%202020BDC%20Council%20Strategy%202020-2024%20Working%20draftv3.pdf ; Dragonfly Developments https://labmonline.co.uk/news/bolsover-district-council-addressing-housing-	Y	Y	164 completed or in build through HRA ; b@home JV 32 dwellings over 5 sites; Dragonfly 20 completed; target to deliver 20 affordable homes pa; Coalite site 660 homes; New Model Village 119 homes;

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
Dragonfly development with RWL JV b@home with RWL					challenge/ ; https://committees.bolsover.gov.uk/documents/s9094/8.2%20RWL%20Scope%20Draft.pdf ;JV b@home https://www.bolsover.gov.uk/index.php?option=com_content&view=article&id=187 ; https://www.bolsover.gov.uk/h/housing-strategy/187-long-term-housing-regeneration-strategy ;investment strategy https://committees.bolsover.gov.uk/documents/s4992/8%20Council%20Investment%20Strategy%202021.pdf ; HRA https://committees.bolsover.gov.uk/documents/s4992/8%20Council%20Investment%20Strategy%202021.pdf ; https://woodhead-construction.co.uk/projects/bhome-framework-high-quality-affordable-new-homes-across-4-years/ ; regeneration Coalite https://www.bolsover.gov.uk/index.php?option=com_content&view=article&id=167 ; New Model Village https://www.bolsover.gov.uk/index.php?option=com_content&view=article&id=168 ;			
Bolton JV	N W	Y	Y	Y	Council strategy 2019-2021 https://www.bolton.gov.uk/downloads/file/2531/corporate-strategy-2019-2021 ; Joint venture https://www.thebusinessdesk.com/northwest/news/2003860-uncertainty-surrounds-200m-housing-development-bolton ; regeneration Croal Valley https://www.bolton.gov.uk/news/article/968/-25m-strategy-for-croal-valley-housing-development-revealed ; https://www.thebusinessdesk.com/northwest/news/2075125-25m-town-centre-regeneration-strategys-approved-by-bolton-council ;	Y	N	Uncertainty about major housing dev in Horwich for 1000 homes; Regeneration Croal Valley 158 homes;
Boston JV Platform Housing	E M	N	Y	Y	Council strategy 2020-2024 https://www.mybostonuk.com/wp-content/uploads/2020/11/Corporate-Strategy-2020-to-2024.pdf ; Housing development https://www.mybostonuk.com/housing/finding-a-home/current-developments/ ; JV with Platform Housing ; Capital Strategy https://moderngov.boston.gov.uk/documents/s9850/Appendix%206%20-%20Capital%20Strategy%20-%202020-21%20Updated%20including%20Asset%20Management%20Strategy%20and%20Treasury%20Manage.pdf ; Commercial Property Fund; Council Strategy is co-funding affordable housing ; joint trading company https://www.localgov.co.uk/Boston-Council-becomes-third-shareholder-in-local-authority-company/51886 ; regeneration https://www.mybostonuk.com/more-much-needed-affordable-homes-coming-to-boston/ ; community land trust https://nextcity.org/daily/entry/boston-land-trust-network-launches ; commercialisation https://www.mybostonuk.com/wp-content/uploads/2021/02/Full-Council-1.3.21-2021-22-Budget-Report-Medium-Term-Financial-Strategy-and-Council-Tax.pdf	Y	N	6 developments with partners ; regeneration Boston Town Centre 47 affordable homes;
BCP Company Seascope Homes JV	S W	Y	Y	Y	Council strategy 2021 https://live-bcp-bournemouth.cloud.contentsis.com/About-the-council/Strategies-strategys-and-policies/CouncilStrategy/BCP-Council-Strategy.pdf ; Seascope Homes; Seascope South Limited construction company https://www.bournemouth.gov.uk/business-services/seascope-south-limited.aspx http://seascopesouth.co.uk/ ; Bournemouth Development Company JV commercial sites http://www.bournemouthdevelopmentcompany.com/ ; HRA https://democracy.bcpouncil.gov.uk/ielssueDetails.aspx?Iid=6796&Opt=3 ; HRA delivery strategies https://democracy.bcpouncil.gov.uk/documents/s15621/Appendix%20H%20-%20Delivery%20Strategy%20-%20BCP%20Council%20Bournemouth%20Neighbourhood.pdf	Y	Y	Building 1000 new homes on BCP owned land in 5 years; purchased a care home; 159 under construction in HRA ; investigating MMC; selling HRA land to private developers; acquiring land and properties for development; regeneration – Boscombe new homes; Poole regeneration 2500 homes with partners and support from LEP; Holes Bay including low carbon homes 800+ new homes; Seascope Homes has 116

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports
Bournemouth Development Company with Morgan Sindall JV with Local Partnerships and HMT					https://democracy.bcpccouncil.gov.uk/documents/s15620/Appendix%20G%20-%20Delivery%20Strategy%20-%20Poole%20Housing%20Partnership%20Poole%20Neighbourhood.pdf ; commercial asset management strategy https://democracy.bcpccouncil.gov.uk/documents/s734/Appendix%204e%20-%20Non%20Treasury%20Asset%20Investment%20Strategy.pdf ; legacy Community land trust involvement; regeneration Boscombe https://www.bournemouth.gov.uk/communityliving/LivinginBournemouth/BoscombeRegeneration/BoscombeRegenDocs/BoscombeRegenStats/homes-for-boscombe-strategy-17-20.pdf ; regeneration including Holes Bay https://democracy.bcpccouncil.gov.uk/documents/s24037/The%20Future%20of%20Regeneration%20in%20Bournemouth%20Christchurch%20and%20Poole.pdf ; Poole https://www.bcpccouncil.gov.uk/news-article.aspx?title=huge-regeneration-site-to-deliver-new-homes-in-poole-set-to-be-purchased ; https://www.bcpccouncil.gov.uk/news-article.aspx?title=purchase-completed-of-major-holes-bay-regeneration-site ; JV Local Partnerships and HMT			rented properties in its portfolio, with approval to buy off-plan a further 169 residential units including 46 homes at the St Stephen's Road development recently completed by BDC; HRA programmed 400 HRA affordable homes and 500 General Fund mixed income homes that will help cross subsidise a broader spectrum of housing needs. Regeneration Turlin Moor 400 homes; plus others under consideration; Bournemouth Development Company JV with Morgan Sindall approx. 1317 new homes;
Bracknell Housing company Downshire Homes JV Town centre	SE	Y	Y	Y	Council strategy 2019-2023 https://www.bracknell-forest.gov.uk/sites/default/files/documents/council-strategy-2019-to-2023.pdf ; Housing strategy https://democratic.bracknell-forest.gov.uk/documents/s119283/FINAL%20Housing%20Strategy%202018-36.pdf ; Company – Downshire Homes Limited established for homelessness https://www.bracknellnews.co.uk/news/15581405.downshire-homes-ltd-was-set-by-the-council-in-2015/ ; JV for town centre redevelopment https://democratic.bracknell-forest.gov.uk/ieDecisionDetails.aspx?id=3068 Commercial strategy update http://democratic.bracknell-forest.gov.uk/%28S%280qx2qwyn0icbgo55naznk0vw%29%29/documents/s114417/Council%20Property%20Investment%20Strategy%20Executive%2021-11-17.pdf ; regeneration JV with Countryside https://www.bracknellnews.co.uk/news/18723011.bracknell-town-centre-regeneration-vision-strategys-revealed/ ;	Y	N	700 new homes partly through JV with Countryside started in 2020 and including 140 new affordable homes as well as 260 market homes; Investigating MMC;
Bradford	Y H	Y	Y	Y	Council strategy 2021-2025 https://www.bradford.gov.uk/media/6152/councilstrategy2021-25.pdf ; HRA reopened in 2018 https://www.insidehousing.co.uk/news/news/bradford-council-forced-to-reopen-hra-following-mhclg-guidance--64225 ; housing strategy https://bradford.gov.uk/media/5754/bradford-housing-strategy-2020-to-2030.pdf 'affordable housing https://bradford.moderngov.co.uk/documents/g7236/Public%20reports%20pack%2007th-Nov-2019%2017.30%20Regeneration%20and%20Environment%20Overview%20and%20Scrutiny%20Committ.pdf?T=10 ; capital programme https://bradford.moderngov.co.uk/documents/s28908/Exec18FebDocBC.pdf ; regeneration; Bradford City Village https://www.thetelegraphandargus.co.uk/news/18628401.millions-bradford-	Y	Y ⁶	Objective min 1703 completions pa minimum and 411 pa affordable (assume across all providers); in JV 1000+ new homes of which 1150 in development or completed; HRA 475 of which 428 affordable by 2019; Investigating MMC; council strategy; regeneration city centre master strategy Canalside 360 family homes plus 200 mixed tenure homes plus 220 Cliffside plus 200 at The Orchard; Bradford City Village phase 1 1000 homes

⁶ HRA reopened in 2018

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					regeneration-schemes---questions-projects-prioritised/ ; https://www.bradford.gov.uk/browse-all-news/press-releases/bradford-council-secure-funding-to-deliver-first-phase-of-top-of-town-city-village/ ;			
Braintree JV with Kier	E	N	Y	N	Council development https://www.braintree.gov.uk/news/article/84/district-to-benefit-from-100million-plus-investment ; investment and budget https://braintree.cmis.uk.com/braintree/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=usUgZAiLvXnclGWsxUoTuyhlw2czPqW0%2BSb9nHOBZmiFmtFTOOTWQ%3D%3D&rUzwRPF%2BZ3zd4E7Lkn8LWw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWctPhwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFxsDGW9IXnlj%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJff55vVA%3D&FgPIIEJYIots%2BYGoBiSoIA%3D%3D=NHdURQburHA%3D&d9Qij0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGeWmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3D ; North Essex garden communities https://www.ne-gc.co.uk/about/ ceased trading; regeneration JV with Kier https://www.braintree.gov.uk/news/article/310/braintree-regeneration-to-provide-housing-for-first-time-buyers-and-social-renters ; commercialisation https://www.braintree.gov.uk/downloads/file/487/efficiency-plan-2016-2020	Y	N	235 homes 2018; regeneration affordable homes through Eastlight Community Homes entered into a contractual agreement to purchase 35 one, two and three bedroom apartments from the Council of which 12 will be available for social rent, with the remaining 23 available for shared ownership. Acquiring for development
Breckland JV Breckland Bridge with Land Group	E	N	Y	Y	Breckland Bridge JV https://www.brecklandbridge.co.uk/our-partnership ; statement of accounts https://www.breckland.gov.uk/media/17456/Audited-Statement-of-Accounts-2019-20/pdf/Statement_of_accounts_2019_20_signed_version_for_website.pdf?m=63742088515127000 including commercialisation strategy	Y	N	97 with JV
Brent Company iBholdings company First wave housing	L	Y	Y	Y	Council strategy 2021-2022 https://www.brent.gov.uk/media/16417953/borough-strategy-2021-22.pdf ; iBholdings https://www.brent.gov.uk/services-for-residents/housing/i4b-holdings-ltd/ ; https://www.brent.gov.uk/media/16416633/i4b-business-strategy-20-21-accessible.pdf ; First Wave Housing https://www.brent.gov.uk/services-for-residents/housing/first-wave-housing-ltd/ and is an RP. https://www.brent.gov.uk/media/16416632/fwh-business-strategy-2020-21-accessible.pdf ; accounts https://www.brent.gov.uk/media/16416489/statement-of-accounts-1920-draft-6520-v15-signed.pdf ; http://democracy.gravesham.gov.uk/documents/s47347/2.%20Appendix%20Two%20-%20Draft%20Report%20-%20Review%20of%20proposed%20council-endorsed%20trading%20companies.pdf ; regeneration South Kilburn https://www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration/ , Wembley https://www.brent.gov.uk/your-community/regeneration/what-is-happening-in-wembley/ ; Old Oak and Park Royal https://www.brent.gov.uk/your-community/regeneration/old-oak-and-park-royal-regeneration/ , commercialisation https://democracy.brent.gov.uk/documents/s45897/Income%20Generation.pdf ;	N	Y	iBholdings purchased 258 properties for homelessness end 2019; 153 from developer 2020 for key workers; 265 to be purchased from council new development 2020/1; HRA dev prog 1300; 140 from council schemes to be acquired; First wave Housing Company has 331 homes; council building 250 for sale and affordable; HRA 66 homes; 817 HRA homes funded GLA; 610 general fund; 74 GF adult supported living; HRA 310; Acquire and dispose of property; acquiring housing blocks from developers; . In 2019-20 net gain of 2,433 new homes including 954 affordable homes and 309 new social housing properties; 255 new council homes from the 1,000 original target delivered, with another 918 on the way for delivery by 2024. Of this 918, 406 are expected to be delivered in 2021/22. Increase supply through other council bodies and partners – we will widen the scope of i4B and First Wave Housing to

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
								deliver intermediate affordable housing products such as, key worker accommodation, submarket private rented and Shared Ownership homes. Work with Registered Providers to ensure the delivery of 4,000 additional genuinely affordable homes by 2024.; South Kilburn 2,400 new homes of which around 1,400 will be made available to existing South Kilburn existing secure tenants; Wembley 14000 new homes; Old Oak and Park Royal – 25,000 homes between 3 boroughs;
Brentwood Company Seven Arches Property: company SAIL JV Brentwood Development Partnership with Morgan Sindall	E	N	Y	Y	Council strategy 2020-2025 https://www.brentwood.gov.uk/pdf/23012020152027000000.pdf ; JV for housing and commercial Brentwood Development Partnership https://www.insidehousing.co.uk/news/news/essex-council-signs-1bn-jv-with-construction-firm-60728 HRA https://brentwood.moderngov.co.uk/documents/s18111/Appendix%20B%20-%20Housing%20Revenue%20Account%20Budget%20Final.pdf ; https://www.inyourarea.co.uk/news/61-new-council-homes-strategy-pled-for-brentwood/ ; Council's own company Seven Arches property investment company SAIL https://www.essexlive.news/news/essex-news/brentwood-council-wants-use-extra-3402142 JV with Morgan Sindall https://www.brentwood.gov.uk/pdf/23012020152027000000.pdf ;	Y	Y	HRA 300 homes; BDP 100+ ; Developing car parks and former garage sites for housing;
Brighton and Hove JV Orbis service Partnership JV University of Brighton and U&I JV with Hyde	SE	Y	Y	Y	Corporate strategy 2020-2023 https://www.brighton-hove.gov.uk/sites/default/files/2020-01/brighton-hove-city-council-strategy-2020-2023.pdf ; Orbis Service Partnership https://www.orbispartnership.co.uk/about-us ; JV with Hyde Housing https://www.socialhousing.co.uk/news/news/hyde-and-brighton-council-sign-off-120m-joint-venture-53753#:~:text=Hyde%20has%20entered%20into%20a,ringfenced%20initially%20for%20local%20residents. Regeneration https://www.brighton-hove.gov.uk/content/strategy/major-developments ; seafront https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/improving-seafront ; JV University of Brighton and U&I Preston Barracks https://www.brighton-hove.gov.uk/content/strategy/major-developments/preston-barracks-regeneration-scheme ; Moulescoombe https://www.brighton-hove.gov.uk/strategy/moulescoomb-housing-and-community-hub-proposals ; community land trust https://bhclt.org.uk/ ;	Y	Y	JV 1000 affordable homes; 2020-23 buy and build homes to meet a range of housing needs including providing a minimum of 800 additional council homes and 700 affordable homes; regeneration sea front 853 new homes; JV Preston Barracks 369 new homes and 1338 student bedrooms; Moulescoomb 200 HRA homes;
Bristol Company Goram Homes	S W	Y	Y	Y	Council strategy 2018-2023 https://www.bristol.gov.uk/documents/20182/33620/Bristol+City+Council+Corporate+Strategy+2018+to+2023.pdf/3e7d7377-ed1f-5d67-c6ab-af49b7159a5e 2018-2023; Goram Homes https://www.goramhomes.co.uk/about-us/ ; JV with Vistry https://www.goramhomes.co.uk/developments/romney-house/ ; https://www.goramhomes.co.uk/architect-and-tv-presenter-george-clarke-and-the-mayor-of-bristol-	Y	Y	268 in JV of which 55% affordable; JV with Hill 165; HRA 975; acquiring and disposing ; Make sure that 2,000 new homes – 800 affordable – are built each year by 2020. New affordable r 250 new homes between 2015 and 2021; council affordable pipeline 640 homes on 14 sites plus 3 sites yet to be agreed; Lockleaze council mixed

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV with Vistry JV with Hill JV Kier					visit-the-romney-site/ ; JV with Hill https://www.goramhomes.co.uk/join-goram-homes-and-hill-for-a-presentation-on-their-vision-for-baltic-wharf/ HRA Dev programme https://democracy.bristol.gov.uk/documents/s45171/Appendix%20A4%20New%20Build.pdf ; commercialisation https://democracy.bristol.gov.uk/documents/s44051/Appendix%20A%20DRAFT%20Commercialisation%20Strategy.pdf ; Council property Strategy https://democracy.bristol.gov.uk/documents/s44554/Appendix%201%20Draft%20Council%20Property%20Strategy%202020.pdf ; HRA post 2019 https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091 ; regeneration https://www.bristol.gov.uk/strategyning-and-building-regulations/regeneration ; new housebuilding by council https://www.bristol.gov.uk/documents/20182/35412/Proposed+developments+new+build+housing.pdf/92bae9da-4506-44d6-60c5-eca05b8cc7b1 ; Lockeaze council mixed development https://www.bristol.gov.uk/housing/lockleaze-housing-developments ; JV Kier Hengrove https://www.bristol.gov.uk/housing/strategys-for-hengrove ; council development at Hengrove https://www.bristol.gov.uk/housing/strategys-for-hengrove ; council development Filwood https://www.bristol.gov.uk/housing/filwood-housing-developments ; Southmead council Development https://www.bristol.gov.uk/housing/southmead-regeneration ; Knowle west regeneration 278 homes; community land trust https://www.bristolclt.co.uk/			developments 450 homes; JV Kier Hengrove 261 homes; Council Hengrove 1435 including 30% ; Council development Filwood 105+ homes; Southmead 120 homes; Knowle West regeneration council development 278 homes
Broadland Company Broadland Growth	E	Y	Y	Y	Council strategy 2020-2024 https://www.south-norfolk.gov.uk/sites/default/files/Strategic-strategy.pdf ; JV Broadland Growth https://broadlandgrowth.co.uk/#about https://www.broadland.gov.uk/news/article/177/broadland-development-features-on-grand-designs ; investment strategy and commercialisation strategy https://www.broadland.gov.uk/download/downloads/id/5610/october_28_2019_-_papers_-_cabinet.pdf ; community land trust https://www.broadland.gov.uk/news/article/286/putting-housing-in-the-hands-of-communities	Y	N	36 homes through JV; Supported the delivery of over 609 affordable homes 2016-2020 Passivhaus standards in developments;
Bromley JV with Mears More Homes Bromley	L	N	Y	Y	HRA reopening https://www.insidehousing.co.uk/news/news/london-borough-to-set-up-hra-to-bring-down-temporary-accommodation-costs-67021 ; https://www.newshopper.co.uk/news/18559029.bromley-move-forward-strategys-bulk-council-housing-numbers/ ; housing strategy https://www.bromley.gov.uk/press/article/1584/housing-strategy-promises-more-homes-to-meet-rising-demand ; More Homes Bromley joint with Mears group ; commercial property https://www.bromley.gov.uk/info/200018/commercial-property/285/council-properties-for-sale-and-to-let ; regeneration https://cde.bromley.gov.uk/documents/s50083012/RegenerationStrategy.pdf ; https://cde.bromley.gov.uk/documents/s50071581/Housing%20Regeneration%20and%20Strategyning%20Portfolio%20Strategy%20-%20Appendix%201.pdf	Y	Y ⁷	JV purchasing housing; regeneration 2020-2024 Council is aiming to directly build and purchase 1,000 homes; Directly deliver small site housing schemes across the borough for the purposes of temporary accommodation ; formation of new housing development group for S106 funding supported the development programme of 125 new homes pipeline

⁷ Reopened in 2020 for temp accommodation

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports
Bromsgrove	W M	Y	Y	Y	Council strategy 2019-2023 https://www.bromsgrove.gov.uk/media/5688146/BDC_CouncilStrategy19.pdf ; https://www.bromsgroveadvertiser.co.uk/news/16290914.bromsgrove-district-council-considering-housing-company-provide-affordable-homes/ ; investment strategy https://moderngovwebpublic.bromsgrove.gov.uk/documents/s33957/Acquisition%20and%20Investment%20Strategy.pdf ; commercialisation https://moderngovwebpublic.bromsgrove.gov.uk/documents/s34290/Commercialisation%20and%20Finance%20Strategy%20BDC%20v1.3.pdf ;	N	N	60 homes on former council offices; deliver affordable with RP partners
Broxbourne Company Badger Investments; JV town centre JV hugg homes	E	Y	Y	Y	Council strategy 2020-2024 https://www.broxbourne.gov.uk/downloads/file/614/corporate-strategy-2020-2024-draft-#:~:text=There%20were%20three%20priorities%20in,%2C%20an%20effective%2C%20enabling%20Council,Investment strategy https://www.broxbourne.gov.uk/downloads/file/334/investment-strategy-1 ; Badger BC Investments for housing and commercial investment https://www.broxbourne.gov.uk/downloads/file/1016/asset-management-strategy-2019-24 ; JV https://www.constructionenquirer.com/2020/12/30/bk-backs-400m-hertfordshire-town-centre-scheme/ ; exploring establishing its own company in 2021; hugg homes JV https://ex.broxbourne.gov.uk/resident/news/innovative-temporary-housing-site-open-cheshunt ;	Y	N	Badger owns 35 properties ; JV for retail and housing town centre scheme including 200 homes and 100 assisted living places part of larger 1259 home scheme; , Brookfield Garden Village, with about 1,250 new homes, Cheshunt Lakeside, a new mixed-use urban village with 1,725 homes,, Rosedale Park, already in construction, with 864 homes and at Rags Brook, opening up the valley to public access for the first time and creating a parkland setting for developments. New developments 40% affordable; JV hugg homes temporary dwellings 32 modular;
Broxtowe Company Beeston Square	E M	N	Y	Y	Housing delivery strategy for social and affordable housing https://www.broxtowe.gov.uk/for-you/housing/housing-strategy-and-performance/housing-delivery/ ; https://www.broxtowe.gov.uk/media/7608/housing-delivery-strategy-for-website.pdf . Beeston Square https://www.broxtowe.gov.uk/for-business/town-centres/beeston/beeston-square-redevelopment/ ;	Y	Y	Providing financial support to RPs; HRA programme of 230 plus shared ownership; 132 homes Beeston Square; Acquiring former council owned homes; 2020 23 new homes delivered through our own new build programme. • 92 housing units delivered through our own House Building Delivery Strategy
Bucks UA Company Consilio	SE	Y	Y	Y	Council strategy 2020-2023 https://buckinghamshire.gov.uk.s3.amazonaws.com/documents/BC_Corporate_Strategy_2020-2023_4dzlEmL.PDF ; Legacy companies for constituent authorities https://www.aylesburyvaluedc.gov.uk/buckinghamshire-council-and-its-legacy-avdc-companies Consilio https://buckinghamshire.moderngov.co.uk/ieListDocuments.aspx?CId=337&MeetingId=331 being used by new UA instead of establishing HRA also being used; Aylesbury Garden Town https://www.aylesburygardentown.co.uk/#:~:text=Aylesbury%20was%20designated%20a%20garden,over%20the%20next%2030%20years. ; regeneration https://www.bucksfreepress.co.uk/news/19198556.chilterns-shopping-centre-replaced-new-homes-bucks-council-regeneration-strategy/ ; https://www.buckinghamshirelive.com/news/buckinghamshire-news/high-wycombe-town-centre-transformation-5250308 ;	N	Y	Tatling End 34 homes through Consilio; Aylesbury Garden Town 17,000 new homes; High Wycombe shopping centre purchased by council to be replaced by housing for 300 homes
Burnley	N W	Y	Y	Y	JV https://www.burnley.gov.uk/news/new-joint-venture-build-homes-burnley https://www.burnley.gov.uk/news/modern-canalside-apartments-unveiled	Y	N	3000+ by multiple means

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV with Barnfield					https://www.placenorthwest.co.uk/news/burnley-building-10-years-of-growth-summary-slides-photos/			
Bury ALMO JV Muse	N W	Y	Y	Y	Council strategy 2020-2022 https://councildecisions.bury.gov.uk/documents/s26450/Final%20Corporate%20Strategy%202020-22%20v1.8.pdf ; Draft housing strategy https://www.bury.gov.uk/CHttpHandler.ashx?id=21444&p=0 ; HRA https://councildecisions.bury.gov.uk/documents/s20524/HRA%20Report%20FINAL.pdf ; Regeneration Radcliffe https://www.bury.gov.uk/index.aspx?articleid=15243 ; JV Muse Prestwich town centre https://www.manchestereveningnews.co.uk/news/bury-council-set-buy-prestwich-20245878 ; Bury Town Centre https://www.burytimes.co.uk/news/18708542.bury-council-town-centre-masterstrategy-takes-step-forward/ ; sale of council sites https://www.manchestereveningnews.co.uk/news/greater-manchester-news/bury-council-sell-20-sites-20300239 ; commercialisation https://councildecisions.bury.gov.uk/documents/s26060/FINAL%20Full%20Council%20Consolidated%20Budget%202021-22%20final%20for%20publication.pdf	Y	Y	Housing strategy linked to industrial strategy ; developer forum; 600 homes proposed on council land; ALMO Six Towns Housing; regeneration Radcliffe 490 homes; Prestwich JV Muse number of homes to be determined; Bury Town Centre masterplan to include housing; council acquiring sites for regeneration; sale of council sites for housing;
Calderdale Company Weave	Y H	Y	Y	Y	Capital strategy https://www.calderdale.gov.uk/nweb/COUNCIL.minutes_pkg.view_doc?p_Type=AR&p_ID=71555 ; Development company Weave Ltd https://www.halifaxcourier.co.uk/news/politics/council/hotel-restaurant-and-homes-strategy-ned-todmorden-ps9m-scheme-2441992 ; affordable homes http://news.calderdale.gov.uk/category/housing/ ; commercialisation https://www.calderdale.gov.uk/v2/sites/default/files/Calderdale-a-more-enterprising-council-scrutiny-review-report_may-2018.pdf ; community land trust https://caldervalleyclt.org.uk/ ;	N	N	38 homes in council company ; 100 affordable homes started on site with Together Housing Group;
Cambridge City Company Cambridge City Housing Company JV Cambridge Investment Partnership (CIP)	E	Y	Y	Y	Council strategy 2019-2022 https://www.cambridge.gov.uk/media/7005/corporate-strategy-2019-22.pdf ; HRA https://democracy.cambridge.gov.uk/documents/s48591/HRA%20BSR%202020-21%20HSC%20Final%20with%20Appendices.pdf commercial investment https://democracy.cambridge.gov.uk/documents/s48852/Capital%20Strategy%20February%202020%20Draft%20with%20Appendices%20SR%2020200203%20FINAL.pdf ; Cambridge City Housing company https://democracy.cambridge.gov.uk/mgIssueHistoryHome.aspx?Iid=26793&StrategyId=194&RPID=0 https://democracy.cambridge.gov.uk/documents/s54779/2021%2001%2020%20s%20and%20r%20c%20update%20report%20for%208%20feb%202021%20committee%20draft.pdf ; JV Cambridge Investment Partnership (CIP) https://www.ip-cambridge.co.uk/ ; https://democracy.cambridge.gov.uk/documents/s51370/HSC%20Report%20on%20proposed%20development%20at%20L2%20Orchard%20Park%2008.09.20.pdf ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; community land trust https://www.elydiocese.org/it-takes-a-city-community-land-trust.php ;	Y	Y	546 additional HRA homes by 2023/24; 500 + 122 homes funded through devolution grant; 23 market properties in company; proposed development in North Cambridge of 5000+ homes on land part owned by council; CIP 500 homes started by 2022 +500 planned; CIP scheme for 75, including 30 Council rented flats (40%), and 45 additional flats for private sale at market value. The new affordable housing stock will be owned and managed through the Council's Housing Revenue Account (HRA)
Cambridgeshire CC	E	Y	Y	Y	This Land https://www.cambsimes.co.uk/news/cambs-cc-property-firm-outlines-homes-strategy-for-fens-4910774 ; 147 homes proposed in South Cambs consent refused https://www.elystandard.co.uk/news/committee-gives-knock-back-on-147-homes-6616246 ;	N	N	90 homes in March (no affordable); 147 proposed South Cambs; 350 homes Newmarket

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
Company This Land					https://www.cambridge-news.co.uk/news/local-news/deputy-leader-not-take-up-18477647 ; https://this-land.co.uk/ ; commercial and investment strategy https://cambridgeshire.cmis.uk.com/CCC_live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=xYr1WB51J0W8whE9khsvsesJXKlg042%2FhzJxZPcDxQpvhPw0FtNNA%3D%3D&rUzwRPf%2BZ3zd4E7lkn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWcTPHwdhUfCZ%2FLUQzGA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFFxsDGW9IXnlg%3D%3D=hFfUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFfUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJff55vVA%3D&FgPIIEJYlotS%2BYGoBiSoIA%3D%3D=NHdURQburHA%3D&d9Qjji0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGewmoAfeNR9xgBux0r1Q8Za60lavYmz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3D			
Camden Company Camden Living	L	Y	Y	Y	Council strategy 2018-2025 https://www3.camden.gov.uk/2025/wp-content/uploads/2018/07/Camden-2025.pdf ; Camden Living http://camdenliving.co.uk/ ; https://cip.camden.gov.uk/housing/camden-living-rent/ ; community interest programme https://cip.camden.gov.uk/ ; investment https://www.camden.gov.uk/documents/20142/5611054/Review+of+the+Camden+Medium+Term+Financial+Strategy.pdf/9540305f-dbc3-9f64-d089-7d787c159aed?t=1607419952110 ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; regeneration Kings Cross Central https://www.camden.gov.uk/kings-cross-central ; West End Lane Finchley Road https://www.camden.gov.uk/documents/20142/0/210219+West+End+Lane+to+Finchley+Road++DR+AFT++Rev+K++LR+%281%29.pdf/36df2ac8-4ac4-4eac-a2cb-514ecd1272c2?t=1614081317134 ; community land trust https://news.camden.gov.uk/history-in-the-making-as-council-seeks-community-land-trust-to-deliver-affordable-housing-development/	N	Y	Camden Living 300 homes between social and affordable rent levels; built 865 homes including Camden Living and 354 council homes; regeneration Kings Cross central 2,000 homes; West End Lane 710 homes plus 60 student residences plus redevelopment for housing of 02 centre;
Cannock Chase JV with PSP	W M	Y	Y	Y	Council strategy 2018-2023 https://www.cannockchasedc.gov.uk/sites/default/files/corporate_strategy_2018-2023.pdf ; Property partnership JV with PSP https://www.cannockchasedc.gov.uk/sites/default/files/06-establishment_of_a_property_partnership_rpt_-_cabinet_070416.pdf dissolution proposed March 2021 https://www.cannockchasedc.gov.uk/sites/default/files/forward_strategy_jan_to_march_2021_0.pdf ; affordable housing with support WMCA https://www.cannockchasedc.gov.uk/sites/default/files/04-pdps_outturn_2019-20_revised_pdps_2020-21_rpt_cab_160720.pdf ; JV for housing https://www.cannockchasedc.gov.uk/council/news/articles/work-underway-council%E2%80%99s-hawks-green-depot-site-provide-44-new-homes ; https://www.cannockchasedc.gov.uk/sites/default/files/council_strategy_2018-2023.pdf ; Housing Investment Fund https://www.cannockchasedc.gov.uk/sites/default/files/council_strategy_2018-20 ; commercialisation https://www.cannockchasedc.gov.uk/sites/default/files/06-peer_review_follow-up_rpt_-_cab_190919.pdf	Y	Y	44 homes being built by JV on council depot land; Housing Investment Fund set up as part of HRA in 2018 ; 141 homes with Keepmoat Homes JV; 488 affordable homes provided with different partners (including Keepmoat)

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Canterbury Canterbury City Property company JV Kingsmead	SE	Y	Y	Y	Council strategy 2020-2022 https://news.canterbury.gov.uk/downloads/file/2/draft-corporate-strategy-2020-2022 ; Canterbury City Property Company https://find-and-update.company-information.service.gov.uk/company/10617358 ; https://news.canterbury.gov.uk/downloads/file/2/draft-council-strategy-2020-2022 ; Kingsmead JV https://www.kentonline.co.uk/canterbury/news/contracts-exchanged-on-multi-million-development-207755/ ; Housing Action Strategy delivery https://www.canterbury.gov.uk/download/downloads/id/1252/housing_strategy_year_1_action_strategy.pdf	Y	Y	Intention to use own company CCC to purchase and develop housing; 189 affordable homes in Kingsmead JV; purchased 44 homes for temp accom; 33 new homes in Herne Bay; 16 homes for social rent and sale in Canterbury; 58+ homes from review of council land; 109 affordable through s106; 154 council sites inspected and assessed for housing potential through 2019.
Carlisle JV St Cuthbert's	N W	Y	Y	Y	Housing strategy https://www.carlisle.gov.uk/Residents/Housing-and-Homeless/Housing-Strategy ; has Carlisle Housing Partnership https://www.carlislepartnership.carlisle.city/Partnerships/Housing-Partnership ; developer prospectus https://www.carlisle.gov.uk/Portals/0/Help%20us%20Build%20our%20Growing%20City%202.pdf ; regeneration riverside and Viaduct sites https://www.carlisle.gov.uk/regeneration/Projects/caldew-riverside ; https://www.newsandstar.co.uk/news/19019553.new-details-emerge-upcoming-1m-carlisle-projects/ ; https://www.lancs.live/news/local-news/carlisles-caldew-riverside-area-set-20290891 ; commercialisation https://www.carlisle.gov.uk/Council/Council-and-Democracy/Performance-Management ;	Y	N	10,000 homes proposed in St Cuthbert's Village; 50 affordable homes on former council site with HE funding; use of s106 funding for affordable housing; regeneration sites for housing numbers tbc;
Castle Point	E	N	N	N	Council strategy 2019-2022 https://www.castlepoint.gov.uk/download.cfm?doc=docm93ijim4n1438.pdf&ver=7493 HRA https://www.castlepoint.gov.uk/download.cfm?doc=docm93ijim4n3758 budget https://www.castlepoint.gov.uk/download.cfm?doc=docm93ijim4n4629.pdf&ver=7731 ; https://www.castlepoint.gov.uk/download.cfm?doc=docm93ijim4n4159 considering commercial assets	N	Y	Construction or acquisition of a total of 40 new affordable or social rented homes by the Housing Service by March 2021. (Baseline March 2014). Construction or acquisition of 25 new units for homeless people by March 2021 (Baseline March 2015).
Central Beds Holding company Central Bedfordshire Group Company BeCentral Bedfordshire Company New Vista Homes	E	N	Y	Y	Council strategy 2015-2020 https://www.centralbedfordshire.gov.uk/migrated_images/five-year-strategy-central-bedfordshire_tcm3-3973.pdf ; Case for housing company https://centralbeds.moderngov.co.uk/documents/s78978/Resources%20OSC%20-%20Housing%20Company%20Presentation.pdf ; BeCentralBedfordshire JV https://www.becentralbedfordshire.co.uk/ ; New Vista Homes https://www.newvista-homes.co.uk/ ; holding company The Central Bedfordshire Group https://www.centralbedfordshire.gov.uk/info/74/housing/884/central_bedfordshire_group/2 ; housing strategy https://www.centralbedfordshire.gov.uk/migrated_images/housing-strategy-2016-2021_tcm3-4757.pdf ; regeneration Houghton Regis https://www.centralbedfordshire.gov.uk/info/72/development_in_houghton_regis ; summary for major developments of more than 200 homes https://www.centralbedfordshire.gov.uk/directory_record/474/what_is_a_major_development ; older people's housing https://www.centralbedfordshire.gov.uk/migrated_images/manop-prospectus-2016-2020_tcm3-17756.pdf	Y	Y	Potential for 535 homes on council land through company of which 220 (40%) affordable ; 250 in council strategy through company New Vista Homes; 2016/2017 - Target 364 completions (372 already delivered) and supported 2015/2016 - 530 affordable completions 2014/2015 – 810 affordable completions 2013/2014 – 437 affordable completions 2012/2013 – 318 affordable completions 2011/2012 – 438 affordable completions 2010/2011 – 302 affordable completions 2009/2010 – 263 affordable completions Regeneration Houghton Regis 7200 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Charnwood	E M	N	N	N	HRA https://www.charnwood.gov.uk/pages/housingannualreport ; commercialisation https://charnwood.moderngov.co.uk/documents/g499/Public%20reports%20pack%2005th-Mar-2020%2018.00%20Scrutiny%20Panel%20-%20Commercialisation.pdf?T=10	N	Y	HRA acquired new properties
Chelmsford JV with Countryside and L&Q	E	N	N	Y	Council strategy 2021 https://www.chelmsford.gov.uk/resources/assets/inline/full/0/3654677.pdf ; JV https://www.local.gov.uk/chelmsford-city-council-and-countryside-zest-delivering-new-community ; Garden Village https://www.chelmsford.gov.uk/strategyning-and-building-control/developments-and-improvements-in-chelmsford/chelmsford-garden-village/ ; MTFS https://www.chelmsford.gov.uk/resources/assets/inline/full/0/4268461.pdf ; regeneration waterside https://www.chelmsford.gov.uk/news/help-shape-strategys-for-chelmer-waterside-development/#:~:text=Chelmsford%20City%20Council%20is%20consulting,the%20waterways%20and%20community%20facilities. ; https://www.chelmsford.gov.uk/strategyning-and-building-control/developments-and-improvements-in-chelmsford/chelmer-waterside/ ; https://www.chelmsford.gov.uk/resources/assets/inline/full/0/5272356.pdf ; masterplans for major sites https://www.chelmsford.gov.uk/strategyning-and-building-control/masterstrategys-for-new-developments-in-chelmsford/ ; https://www.chelmsfordweeklynews.co.uk/news/17411862.new-homes-progressing-well-new-development-boreham/ ; community land trust https://www.chelmsford.gov.uk/strategyning-and-building-control/strategyning-policy-and-new-local-strategy/community-led-housing/	Y	N	JV with L and Q and Countryside to provide 3500 homes used PPA and s106; Garden Village 10,000 homes; net 5 +19 affordable homes with CHP; purchasing housing for temporary accommodation ; regeneration Chelmer Waterside 446 homes plus 1100 homes; masterplan sites 2100+ homes
Cheltenham JV Golden Valley	S W	Y	Y	Y	Council strategy 2019-2023 https://www.cheltenham.gov.uk/info/19/corporate_priorities_and_performance/790/our_corporate_strategy ; JV Golden Valley https://www.goldenvalleyuk.com/ ; https://www.cheltenham.gov.uk/info/12/strategyning_and_development/1561/cyber_central_garden_community ; https://www.gfirstlep.com/news/cyber-central/ ; have preferred providers for affordable housing https://www.cheltenham.gov.uk/downloads/file/4911/affordable_housing_partnership_-_preferred_providers_for_housing_development ; housing delivery strategy https://www.cheltenham.gov.uk/downloads/file/6452/appendix_1_-_action_strategy ; https://democracy.cheltenham.gov.uk/ieDecisionDetails.aspx?Id=1254 ; HRA programme https://democracy.cheltenham.gov.uk/documents/s31953/2020_02_11_%20Housing%20Revenue%20Account_report.pdf ; Cheltenham borough homes ALMO https://democracy.cheltenham.gov.uk/documents/s31953/2020_02_11_%20Housing%20Revenue%20Account_report.pdf ; Housing Investment programme https://www.cheltenham.gov.uk/news/article/2371/signed_and_sealed_%E2%80%93_93_new_homes_being_delivered ; regeneration https://www.cbh.org/about-us/our-projects/regeneration-and-new-build/ ; commercialisation https://www.cheltenham.gov.uk/download/downloads/id/6603/cbc_commercial_strategy.pdf ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; car park development https://www.bbc.co.uk/news/uk-england-gloucestershire-56010097 ;	Y	Y	3,000 homes planned in Golden Valley supported by SPD; 70 affordable homes being provided; 8 new build HRA; 500 new homes via HRA by 2023

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A		Indicative LA housing numbers from reports
Cherwell Company Build! Company Graven Hill	SE	Y	Y	Y	Council strategy 2020-2021 https://www.cherwell.gov.uk/info/189/performance/343/business-strategy ; Housing strategy https://www.cherwell.gov.uk/info/55/strategy-policy-and-development/252/housing-strategy-and-policy undertaking review of all council owned land for housing with Build! And others; Build! https://www.cherwell.gov.uk/info/205/build ; new wholly owned company Graven Hill being established https://www.gravenhill.co.uk/ ; affordable housing strategy http://modgov.cherwell.gov.uk/documents/s40496/Appendix%201%20-%20CDC%20Housing%20Strategy.pdf ; community land trust https://www.oxfordmail.co.uk/news/1862242.hook-norton-community-land-trust-gets-permission-houses/	Y	N	Deliver at least 407 new affordable homes including 10 social rented units with RPs; 14 affordable/living rent through Build! Establishing JV; 13 affordable homes on rural exception site; 4 units in town centre through Build! Build! Delivered 260 homes ; 2017/18 443 affordable homes delivered various means; Graven Hill 1900 units. Funding from Ox Housing Growth Deal yet to be applied
Cheshire E JV Handforth Garden Village	N W	N	Y	Y	Council strategy 2021-2025 https://www.cheshireeast.gov.uk/pdf/council-and-democracy/corporate-strategys/cec-corporate-strategy-2021-to-2025.pdf ; Housing strategy https://www.cheshireeast.gov.uk/pdf/housing/cheshire-east-housing-strategy-2018-2023.pdf - exploring JV; Handforth Garden Village https://www.cheshireeast.gov.uk/council-and-democracy/council-information/media-hub/media-releases/handforth-garden-village-development-moves-a-step-closer.aspx ; https://www.placenorthwest.co.uk/news/land-deal-drafted-for-handforth-garden-village/ ; urban extension Macclesfield https://moderngov.cheshireeast.gov.uk/documents/s72214/Macclesfield%20Town%20Centre%20Regeneration%20-%20app%202.pdf ; regeneration Crewe https://www.pbctoday.co.uk/news/strategyning-construction-news/new-homes-crewe/80134/ ; https://www.placenorthwest.co.uk/news/developers-taste-success-in-crewe/ ; regeneration Macclesfield https://www.pbctoday.co.uk/news/strategyning-construction-news/new-homes-macclesfield/80220/ ; https://www.cheshire-live.co.uk/news/chester-cheshire-news/battle-resume-macclesfield-over-strategys-17449098 ;	Y	N	2015-18 provided 1400 affordable homes with partners; funding 2016-2021 from HE for 334 more affordable homes through RPs; target 355 affordable homes per year through multiple means; 1500 homes in Handforth Garden Village where council is lead developer; regeneration Crewe 1200 homes; urban extension Macclesfield 950 homes; regeneration Macclesfield 300 homes of which 90 affordable ; plus 67 plus 232
Chester W JV with Vistry	N W	N	Y	Y	Council strategy 2020-2024 https://www.cheshire-live.co.uk/news/chester-cheshire-news/battle-resume-macclesfield-over-strategys-17449098 ; JV with Vistry https://labmonline.co.uk/news/vistry-partnerships-breaks-ground-on-three-cheshire-west-and-chester-sites/ ; Chase Park https://www.chesterstandard.co.uk/news/18172923.first-new-council-housing-scheme-40-years-cheshire-west-completed/ ; council strategy https://www.cheshirewestandchester.gov.uk/your-council/policies-and-performance/council-strategys-and-strategies/council-strategy/council-strategy-2020-24.pdf ; housing performance https://performancecheshirewest.co.uk/wp-content/uploads/2019/06/housing-outcome-strategy.pdf ; establishing a Land Commission and Public Sector Assets Board https://www.cheshirewestandchester.gov.uk/your-council/policies-and-performance/council-strategys-and-strategies/council-strategy/financial-context.aspx ; community land trusts http://rural.westcheshiregrowth.co.uk/projects/rural-housing/	Y	Y	Vistry JV 189 homes on 3 sites; 45 affordable 'council' homes at Chase Park; all housing - Over the 3 years from 2015-2018, on average 2117 new homes a year were built, with 1301 being affordable housing). In 2017- 18 a total of 2542 (gross) new properties were completed; Completion of 150 of the strategy need 230 new Council homes being built HRA. Phase 1 Housing Delivery Programme over 900 new homes, 430 affordable, under construction, Phase 2 Housing Delivery Programme 750 new homes, 300+ affordable homes in pipeline.; committed to 1000 new affordable homes 2020-2024;
Chesterfield Company Staveley	E M	Y	Y	Y	JV with Kier for asset management https://www.kier.co.uk/our-projects/chesterfield-borough-council-partnership/ ; JV Waterside https://www.chesterfield.gov.uk/business-and-economic-growth/regeneration-and-economic-growth/chesterfield-waterside-strategyning-history.aspx ; https://www.chesterfieldwaterside.com/ ; growth programme	Y	Y	Waterside 1500 homes of which 153 delivered by Avanti; Staveley 700 homes new community; 390 homes at Walton Mill; 500 homes Derby Road; HRA new

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV Kier JV Waterside					https://www.chesterfield.gov.uk/business-and-economic-growth/chesterfield-growth-strategy-2019-to-2023.aspx ; housing delivery action strategy https://www.chesterfield.gov.uk/media/1351783/chesterfield-borough-council-housing-delivery-action-strategy-2020.pdf proposed intervention to achieve delivery; reviewing land in council ownership; Staveley developments https://www.chesterfield.co.uk/developments/staveley/ ; developments https://www.chesterfield.co.uk/developments/northern-gateway/ ; capital programme https://chesterfield.moderngov.co.uk/documents/s29932/GeneralFundCapitalProgramme202021v1%20Council.pdf			build in capital programme approx. 8 schemes but no numbers
Chichester JV Southern Gateway JV Tangmere	SE	N	Y	Y	Council strategy 2018-2021 https://www.chichester.gov.uk/media/29770/Corporate-Strategy-2018-2021/pdf/Corporate_Strategy_2018-21.pdf ; J V Southern gateway https://www.chichester.gov.uk/article/30593/Work-about-to-start-to-find-development-partner-for-major-regeneration-project ; https://www.chichester.gov.uk/article/33402/Council-selects-developer-to-deliver-major-Chichester-regeneration ; JV Tangmere https://www.chichester.gov.uk/article/30237/Council-looks-for-development-partner-for-strategic-housing-site ; Neighbourhood Strategy https://www.chichester.gov.uk/article/30502/Council-announces-development-partner-for-Tangmere-strategic-housing-site and using CPO ; Northern Gateway in Chichester Growth Deal https://www.westsussex.gov.uk/about-the-council/how-the-council-works/partnership-work/growth-deals/chichester-growth-deal/#priorities ; council strategy https://chichester.gov.uk/media/29770/Council-Strategy-2018-2021/pdf/Council_Strategy_2018-21.pdf ; performance https://www.chichester.gov.uk/councilstrategy ; commercial property https://www.chichester.gov.uk/media/33197/Treasury-Management-Strategy-2020-21/pdf/Treasury_Management_Strategy_2020-2021.pdf ; commercialisation https://chichester.moderngov.co.uk/mgDecisionDetails.aspx?IId=7985&Opt=1 ; community land trust https://www.chichester.gov.uk/communitylandtrust	Y	N	365 Southern Gateway JV; JV Tangmere 1000 homes ; expect 140 affordable homes to be built each year by range of means and extended to 1000 by 2025
Chorley	N W	N	Y	Y	Primrose gardens https://www.ericwright.co.uk/new-facilities-spend-chorley-council-prepares-build-primrose-gardens-retirement-living/ ; https://primrose-gardens.com/ ; Council strategy approval for housing company https://democracy.chorley.gov.uk/documents/s105131/Chorley%20Council%20Council%20Strategy%20201920-202122.pdf for affordable homes https://www.lep.co.uk/news/politics/chorley-councils-new-housing-company-aiming-bring-more-affordable-homes-area-250686 ; Tatton https://www.lancs.live/news/lancashire-news/strategys-chorleys-55m-living-complex-18762286 redevelopment of bus station; commercialisation https://democracy.chorley.gov.uk/documents/s96069/1.0%20Full%20Council%20Report%202019.20%20Budget.pdf ;	Y	N	Primrose Gardens 65 retirement homes mixed tenure; target 34 homes to be held by company and achieve this by purchase; 40 homes in Tatton development;
City of London	L	N	Y	N	Housing delivery in Lewisham https://news.cityoflondon.gov.uk/new-social-housing-scheme-in-lewisham-given-the-go-ahead/ ; homes form offices https://www.theguardian.com/uk-news/2021/apr/27/city-of-london-plans-to-create-1500-homes-from-empty-offices	N	Y	110 new social rent homes in Lewisham ; 1500 homes converted from offices
Colchester	E	Y	Y	Y	Council strategy 2020-2023 https://www.chichester.gov.uk/communitylandtrust ; Colchester Commercial Holdings https://www.colchester.gov.uk/info/cbc-article/?catid=annual-reports&id=KA-	Y	Y	Amphora Homes delivering 300 homes; 45 through HRA via Amphora Homes; 380 affordable homes to be

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Colchester Commercial Holdings Amphora Homes Amphora Trading					02853 ; Amphora Homes; Amphora Trading; http://colchestercommercial.c1-cbcmanager.co.uk/wp-content/uploads/2019/07/CCHL-Annual-Report-2018-19-FINAL.pdf ; https://amphora-energy.co.uk/colchester-borough-council-scoops-prestigious-mj-award/ ; council strategy https://www.colchester.gov.uk/strategic-strategy/2020-23/?id=&page=delivering--homes--for--people--who--need--them#delivering--homes--for--people--who--need--them ; asset strategy https://cbccrmdata.blob.core.windows.net/noteattachment/CBC%20-%20How%20The%20Council%20Works%20-%20Asset%20Management%20Strategy%20-%20Asset%20Management%20Strategy%202016%20-%202021.pdf ; 100 homes project https://www.colchester.gov.uk/info/cbc-article/?catid=latest-news&id=KA-03323 commercialisation award winner https://www.colchester.gov.uk/info/cbc-article/?catid=latest-news&id=KA-03440			delivered 2021/3; deliver extra 100 council homes through investment project by buying back RTB
County Durham Company DVRC JV with Keepmoat	NE	Y	Y	Y	Council strategy 2019-2035 http://www.countydurhampartnership.co.uk/media/31387/A-Vision-for-County-Durham-For-2035/pdf/VisionCountyDurham.pdf ; Housing strategy https://www.durham.gov.uk/media/31966/Housing-strategy-County-Durham/pdf/HousingStrategyCountyDurhamJuly19.pdf?m=637147016851070000 ; with Keepmoat Homes https://www.thenorthernecho.co.uk/news/local/northdurham/18100576.regeneration-group-reached-creation-landmark-house/ ; Durham Villages Regeneration Company https://find-and-update.company-information.service.gov.uk/company/04305805 ; HRA https://democracy.durham.gov.uk/documents/s127487/Council%20housing%20delivery.pdf ; community land trusts https://www.durham.gov.uk/communityledhousing	Y	Y	JV with Keepmoat 2000 homes in Durham Villages since 2001 for sale via DVRC; re open HRA for affordable housing driven by CV19; 500 HRA homes 2021-25 using DCC appropriated land and initial management and maintenance by RP until at critical mass; other expenditure on home improvement, empty dwellings and older people
Copeland	N W	N	N	N	Council strategy 2016-2020 https://www.durham.gov.uk/communityledhousing ; Housing strategy https://www.copeland.gov.uk/attachments/housing-strategy-2018-2023 ; commercial strategy https://www.copeland.gov.uk/sites/default/files/attachments/commercial_strategy_0.pdf ; exploring a LA company; regeneration Millom https://www.newsandstar.co.uk/news/16742355.500-homes-strategy-led-millom-innovative-scheme/ ; ; regeneration Cleator Moor https://www.whitehavennews.co.uk/news/17444003.strategy-s-new-homes-revealed-part-cleator-moor-regeneration/ ; https://cumbriacrack.com/2021/03/17/strategies-for-11-new-homes-in-cleator-moor-set-to-get-green-light/ ; community land trust https://copeland.moderngov.co.uk/documents/s6396/Community%20Led%20Housing%20Statement%202018.pdf	N	N	Affordable 2016-2020 35 or more new homes; regeneration Millom 500 new homes, Cleator Moor 35 homes;
Corby	E M	N	Y		Council strategy 2015-2020 https://www.corby.gov.uk/sites/default/files/documents/files/Corporate%20Strategy%202015-20_1.pdf ; Budget monitoring https://www.corby.gov.uk/sites/default/files/Budget%20Monitoring%202018-19%20%E2%80%93%20General%20Fund%2C%20HRA%20and%20Capital%20Programme_2.pdf ; Housing strategy https://www.corby.gov.uk/home/housing-and-neighbourhood-services/housing-strategy-and-development ; using MMC https://www.corby.gov.uk/node/17737 ; HRA https://www.northantstelegraph.co.uk/news/corby-councils-build-build-build-policy-sees-completion-20-more-affordable-homes-226137 ; town centre master strategy https://www.corby.gov.uk/sites/default/files/Corby%20Central%20Area%20Masterstrategy%20(Mar	Y	Y	HRA 172 homes being delivered; 52 being delivered in 2020-21 ; regeneration strategy 23,500 homes in all including Oakley 4500 homes, Western Extension 6500 homes

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					53-new-houses-hold/ ; https://www.thewestmorlandgazette.co.uk/news/1797775.new-car-park-flats-toilets-strategynew-town/ ; commercial https://www.thebusinessdesk.com/yorkshire/news/2062895-former-waste-site-at-quarry-to-become-rural-enterprise-centre ; budget with housing schemes https://www.cravenc.gov.uk/media/8708/audited-cdc-statement-workbook-2018-19-signed.pdf ; agreed framework for delivering s106 homes https://www.harrogate.gov.uk/downloads/file/1802/housing-development-partnership ; community land trust https://www.cravenc.gov.uk/news/news-archive-folder/august-2017/606-000-for-community-led-housing-in-craven/ ;			
Crawley JV Town centre JV with Clarion	SE	Y	Y	Y	Council strategy 2018-2022 https://crawley.gov.uk/sites/default/files/documents/PUB352323.pdf ; JV for town centre https://greaterbrighton.com/crawley-borough-council-and-westrock-begin-major-town-centre-regeneration/ ; council strategy https://crawley.gov.uk/sites/default/files/documents/PUB352323.pdf ; HRA development programme https://crawley.gov.uk/housing/finding-home/new-housing-developments	Y	Y	JV town centre 273 new apartments, including 109 affordable homes; 505 being built though other town centre JVs; 313 with Clarion in town centre of which 87 affordable; HRA 67 in town centre of which 31 shared ownership;
Croydon	L	Y	Y	Y	Brick by Brick https://wearebrickbybrick.com/available-now/ ; https://wearebrickbybrick.com/about-us/ ; business strategy https://wearebrickbybrick.com/content/uploads/2020/02/BBB-2020-21-Business-Strategy.pdf ; Croydon Affordable Homes https://www.croydon.gov.uk/housing/croydon-affordable-homes/croydon-affordable-homes charitable partnership; HRA asset management strategy https://democracy.croydon.gov.uk/mgConvert2PDF.aspx?ID=13871 ; CCURV joint venture file:///C:/Users/Janice/Downloads/InvestmentinInfrastructureCroydonCCURV%20(2).pdf liquidated 2017.	Y	Y	Brick by Brick 184 completed c 900 in development of which 47% affordable; plus 32 sites for 800 homes in 20/21 programme aiming for 70% affordable; Croydon Affordable Homes target 340 homes; HRA purchased 346 street properties and dev through BxB
Cumbria	N W	N	N	Y	Property asset strategy https://www.cumbria.gov.uk/elibrary/Content/Internet/536/647/4413113014.pdf ; council strategy https://www.cumbria.gov.uk/elibrary/Content/Internet/536/647/43146134439.pdf	N	N	Identifying own land for housing; establishing an enterprise company with property professionals
Dacorum	E	N	E	N	Council strategy 2020-25 https://www.dacorum.gov.uk/docs/default-source/recruitment/council-strategy-2020-2025.pdf?sfvrsn=ba6f089e_2 ; Hemel Garden Community https://www.dacorum.gov.uk/home/strategyning-development/strategyning-strategic-strategyning/hemel-garden-communities ; Housing Strategy https://www.dacorum.gov.uk/docs/default-source/housing/housing-strategy-2019-2021.pdf?sfvrsn=e9f6089e_4 ; Growth strategy http://www.dacorum.gov.uk/docs/default-source/strategic-strategyning/dacorum-growth-and-infratstructure-strategy-to-2050.pdf ; HRA new schemes https://www.dacorum.gov.uk/home/housing/new-council-homes ; Paradise Fields https://investhemel.co.uk/2020/07/dacorum-acquires-land-for-affordable-housing-at-paradise-fields/ ; investment strategy http://www.dacorum.gov.uk/docs/default-source/strategic-strategyning/enterprise-and-investment-team-action-strategy-2017-20.pdf?sfvrsn=e3b8339e_4 ; delivery strategies https://democracy.dacorum.gov.uk/documents/s25548/Part%203%20-%20Draft%20Emerging%20Strategy%20for%20Growth%202020-2038%20-%20Pages%20197-271.pdf ; regeneration http://www.dacorum.gov.uk/home/regeneration ; Hemel	N	Y	Corp strategy states intend to escalate own house building programme with 400 council homes target by 2025 plus broader dev of 5,000 homes; Garden Community 11,000 homes shared with partners; £15 m in grant funding to RPs for delivery of 193 affordable homes since 2012. By 2019 the Council had built over 200 homes for social rent, 100 that will complete in 2021 and over 400 in the future programme to be delivered before 2024; HRA acquiring land for housing; regeneration Hemel 200 homes; Paradise Fields 58 affordable apartment on council acquired site;;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A		Indicative LA housing numbers from reports
					https://www.dacorum.gov.uk/docs/default-source/regeneration/hemel_banners_aw_30oct141-final.pdf?sfvrsn=0			
Darlington JV with Esh JV with Garden Village providers	NE	Y	Y	Y	Council strategy 2017-2021 https://democracy.darlington.gov.uk/documents/s11306/201126%20Council%20Strategy%20Appendix%201.pdf ; HRA https://democracy.darlington.gov.uk/documents/s8616/Housing%20Revenue%20Account%2007012020%20Cabinet.pdf ; capital investment https://democracy.darlington.gov.uk/documents/s8985/Appendix%201.pdf ; JV Homes by Esh https://labmonline.co.uk/news/residential-framework-darlington-borough-council/#:~:text=The%20joint%20venture%20will%20bring,in%20the%20North%20of%20England. ; https://democracy.darlington.gov.uk/ieDecisionDetails.aspx?ID=956 ; https://www.publicsectorexecutive.com/Strategyning-and-Housing/darlington-venture-housebuilding ; 17% return https://www.thenorthernecho.co.uk/news/18083457.darlington-council-set-reap-17-profit-housebuilding/ ; HRA post 2019 https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091 I; housing funding from MCA https://teesvalley-ca.gov.uk/wp-content/uploads/2017/03/Investment-Strategy-March-2017.pdf ; regeneration Northgate Quarter https://www.thenorthernecho.co.uk/news/18823368.millions-government-funds-awarded-regenerate-darlington/ ; garden village https://hellens.co.uk/burtree-garden-village/	Y	Y	Housing JV for income purposes; commitment to 100 more HRA homes to 2029 plus 1000 with HE grant;, 220 completed; buying properties; JVs site by site? 60 homes, 150 council owned affordable homes plus 388 in JV including some outside authority area Garden Village JV with HE and developers for 2000 homes including 500 affordable; regeneration Northgate Quarter number of homes tbc;
Dartford JV with Muse and Homes England	SE	Y	N	Y	Council strategy 2017-2020 https://www.dartford.gov.uk/_data/assets/pdf_file/0017/190313/Key-Actions-and-Performance-Indicators-Monitoring-Report-Q3-2019-20.pdf ; regeneration town centre JV Muse HE https://discoverdartford.co.uk/future/co-op-site ; https://www.kentonline.co.uk/dartford/news/first-look-at-ambitious-town-centre-regeneration-strategy-225232/	Y	Y	Delivered 500 affordable homes with developers 2017-20; small HRA programme; regeneration town centre 120 -140 homes;
Derby City Company ALMO Derby Homes JV Garden village	E M	Y	Y	Y	Council strategy 2019-2023 https://www.derby.gov.uk/media/intranet/documents/policyandstrategy/Council_Strategy_2019-23_FINAL_190719.pdf ; asset management strategy https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/business/estates/Council-Asset-management-Strategy---September-2018.pdf ; Derby Homes ALMO https://www.derbyhomes.org/about/governance/ ; delivery strategy https://www.derbyhomes.org/media/derbyhomes/contentassets/documents/aboutus/Delivery-Strategy-2020-21.pdf and RP; housing strategy https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/strategies/derby-housing-strategy-2020-2029.pdf ; city centre https://www.derby.gov.uk/environment-and-strategyning/regeneration/regeneration-projects/city-centre-masterstrategy-2030/city-living/ ; infinity Garden Village https://www.derbytelegraph.co.uk/news/local-news/giant-infinity-garden-village-project-3435448 ; https://www.derby.gov.uk/news/2021/january/new-milestone-for-city-centre-project/ ; council asset management strategy https://www.derby.gov.uk/housing/land-and-premises/council-asset-management-strategy/ ; regeneration Becketwell https://www.thebusinessdesk.com/eastmidlands/news/2046467-demolition-works-start-ahead-of-	Y	Y	Derby Homes has 100 own stock and exploring separate company with council; council purchasing housing ; Derby South 4500 homes with South Derbyshire council and Infinity Garden Village; review of all land; One Public Estate; town centre strategy 1900 homes including urban village of 512 homes ; acquiring housing sites and using CPOs; regeneration Becketwell 259 build to rent apartments on Debenhams site and overall development includes funding from LEP;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					first-phase-of-200m-derby-scheme#:~:text=The%20C2%A3200m%20regeneration%20of,and%20properties%20on%20Victoria%20Street.&text=Demolition%20of%20the%20former%20Debenhams,completed%20by%20Cawarden%20last%20summer. ; https://www.business-live.co.uk/regional-development/pennine-hotel-brannigans-pub-make-19712622 ; LGA case study commercialisation https://www.local.gov.uk/case-studies/commercialisation-economic-regeneration-derby-city			
Derbyshire CC Company dissolved 2019; JV with Vertas	E M	Y	Y	Y	Derbyshire development company dissolved 2019; JV for property design with Suffolk CC Vertas https://www.derbyshire.gov.uk/council/news-events/news-updates/news/weve-completed-the-transfer-of-key-services.aspx ; investment strategy https://democracy.derbyshire.gov.uk/documents/s2638/Item%204d%20Capital%20Programme%20Approvals%20Tresury%20Management%20and%20Capitla%20Strategy.pdf ; Ashbourne Airfield development see Derbyshire Dales; commercialisation https://staff.derbyshire.gov.uk/site-elements/documents/news-engagement/enterprising-council/enterprising-council-strategy-cabinet-report-31-january-2019.pdf	Y	N	Not providing any housing
Derby Dales RP being established	E M	N	N	Y	Council strategy 2020-2024 https://www.derbyshiredales.gov.uk/images/C/Council_Strategy_2020-24_for_web.pdf ; capital strategy https://www.derbyshiredales.gov.uk/images/documents/C/Capital_Strategy_2020-21.pdf ; Ashbourne Airfield dev supported by LEP growth Fund and NP https://www.ashbournetowncouncil.gov.uk/wp-content/uploads/2016/05/Ashbourne-Neighbourhood-Strategy.pdf ; https://www.business-live.co.uk/commercial-property/seven-figure-infrastructure-boost-strategynd-17564874 ; Commercial Board https://www.derbyshiredales.gov.uk/images/AGENDA_13-03-19_Commercial_Board.pdf ; council establishing a LLP but postponed; also proposed to established as an RP but no update; community land trust https://www.derbyshiredales.gov.uk/your-council/news-and-publications/index.php?option=com_content&view=article&id=1937:affordable-homes-completed-in-youlgrave&catid=149:latest-news&Itemid=1312 ; commercial investment https://www.derbyshiredales.gov.uk/your-council/policies-plans-a-strategies/commercial-investment-strategy	Y	N	81 affordable homes through rent and shared ownership via RPs 2019-2020; Ashbourne Airfield 1500 homes; Business case for council to build 50 homes made to Commercial Board by setting up an RP
Devon CC	S W	N	N	N	Commercial investment https://democracy.devon.gov.uk/mgConvert2PDF.aspx?ID=29533	N	N	
Doncaster Company St Leger Homes ALMO JV Unity Project	YH	Y	Y	Y	Council strategy 2019-2020 https://dmbcwebstolive01.blob.core.windows.net/media/Default/Council%20Policy%20&%20Perfor%20Council%20Strategy%202019-20.pdf ; housing strategy https://dmbcwebstolive01.blob.core.windows.net/media/Default/Housing/Documents/Doncaster%20Housing%20Strategy%20Update%202020%20to%202025.pdf ; St Leger Homes ALMO https://www.stlegerhomes.co.uk/ ; investment portfolio https://wearedoncaster.co.uk/investment-portfolio/ ; Unity project https://www.doncaster.gov.uk/services/transport-streets-parking/dn7-hatfield-link-road ; https://www.doncasterfreepress.co.uk/news/politics/council/dn7-unity-first-stage-new-town-doncaster-finally-gets-going-after-years-delays-75180	Y	Y	HRA 2015-2020 925 affordable homes of which 407 council homes; purchased 33 homes; commitment to £100m investment in 2021 but no numbers ; Unity project 3,000 homes; possible support from Sheffield City Region Housing investment fund

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V R A		Indicative LA housing numbers from reports
Dorset UA JV with HE	S W	n / a	n / a	Y	Council strategy 2020 https://www.dorsetcouncil.gov.uk/your-council/about-your-council/pdfs/dorset-councils-strategy-2020.pdf ; homebuilding programme https://www.dorsetcouncil.gov.uk/housing/accelerating-homebuilding-programme.aspx ; asset management strategy https://moderngov.dorsetcouncil.gov.uk/documents/s21870/Assesment%20Management%20Strategy%20including%20appendices.pdf ; JV with HE https://news.dorsetcouncil.gov.uk/2019/12/10/dorset-council-cabinet-agree-to-enter-into-a-contract-that-will-support-an-affordable-housing-development-in-bridport/ ; commercialisation https://moderngov.dorsetcouncil.gov.uk/Data/252/201602111000/Agenda/13Appendix.pdf ; community land trust http://www.openingdoorsdorset.co.uk/first-look-community-land-trust/ ;	Y	N	20,000 homes by 2033; JV 53 homes
Dover Company Honeywood Housing and Property Company	SE	N	Y	Y	Council strategy 2020-2024 https://www.dover.gov.uk/Council-Information/PDF/Council-Strategy-2020-2024-unformatted-version.pdf ; HRA https://www.dover.gov.uk/Council-Information/Financial-Information/PDF/Budget-Update-2019-2020-v2-FINAL.pdf ; investment strategy https://moderngov.dover.gov.uk/documents/s28315/Property%20Investment%20Update%20-%20Governance.pdf ; Honeywood housing and property company https://www.constructionnews.co.uk/buildings/sectors/dover-council-to-set-up-private-property-firm-07-11-2018/ https://moderngov.dover.gov.uk/ieListDocuments.aspx?Cid=121&Mid=2977 ; regeneration https://www.dover.gov.uk/Strategyning/Regeneration/Regeneration.aspx ; Harold street https://www.dover.gov.uk/Strategyning/Regeneration/New-housing/New-affordable-housing.aspx ; community land trust https://www.dover.gov.uk/Housing/Community-Housing/Success-Stories.aspx	N	Y	100 homes through HRA; 18 RTB properties brought back; purchased co op store; HRA Harold Street affordable housing 24 new homes;
Dudley	W M	N	N	N	Housing asset strategy http://cmis.dudley.gov.uk/CMIS5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=DkH3R%2f107TkrqMcAbmXit38xccaOTVnMtqO6UN%2f9CWVj%2byPRU2JCG%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lvw%3d%3d=pwRE6AGJFLDNlh225F5QMaQWCTPHwdhUfCZ%2fLUQzgA2uL5jNRG4idQ%3d%3d&mCTlbCubSffXsDGW9IXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAjvYtyA%3d%3d=ctNJff55vVA%3d&FgPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3d ; delivery strategy https://www.dudley.gov.uk/news/work-on-new-council-homes-soon-underway/ ; HRA http://cmis.dudley.gov.uk/CMIS5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=HVvahyJnh822o1FTkGR5GdHWonX533N9qZDvtWwnyohfq%2fqZMcvbg%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lvw%3d%3d=pwRE6AGJFLDNlh225F5QMaQWCTPHwdhUfCZ%2fLUQzgA2uL5jNRG4idQ%3d%3d&mCTlbCubSffXsDGW9IXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAjvYtyA%3d%3d=ctNJff55vVA%3d&FgPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3d ; commercial strategy https://www.dudley.gov.uk/business/do-business-with-the-council/commercial-strategy/	N	Y	Built 320 council homes since 2011-2019; 450 affordable 2019-2023 HRA ; uplift in HRA budget to 2025 but no numbers or schemes can be identified

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Ealing Company Broadway Living JV with Hill JV with Catalyst JV with Countryside and L&Q	L	Y	Y	Y	Council strategy 2018-2022 https://www.ealing.gov.uk/info/201033/council_and_local_decisions/300/council_strategy ; Broadway Living https://broadwayliving.co.uk/ ; https://www.socialhousing.co.uk/news/news/council-approves-extra-250m-funding-for-rp-subsidiary-68557 ; HRA https://www.ealing.gov.uk/news/article/1947/more_new_council_homes_completed_in_northolt#:~:text=These%20new%20homes%20will%20contribute,council%20and%20housing%20association%20tenants . Affordable by council and with RPs https://www.ealing.gov.uk/news/article/1925/nearly_900_new_genuinely_affordable_homes_in_ealing_since_april_2018 ; redev of council estate https://www.ealing.gov.uk/news/article/1911/more_homes_strategyned_for_acton_gardens_after_updated_masterstrategy_is_approved ; HRA post 2019 https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091 ; regeneration South Acton https://www.thestrategyner.co.uk/news/ealing-regeneration-project-gets-the-go-ahead ; JV with Catalyst https://www.chg.org.uk/news/43805/first-phase-complete-on-major-london-estate-regeneration/ ; West Hanwell regeneration http://www.rydon.co.uk/news/-116m-ealing-regeneration-will-bring-over-500-new-homes-to-hanwell ; JV Countryside and L&Q https://www.countrysideproperties.com/case-study/estate-regeneration-acton-gardens-ealing ; commercialisation https://www.ealing.gov.uk/download/downloads/id/14749/commercial_policy.pdf ; community land trust https://d3n8a8pro7vhmx.cloudfront.net/newcitizens/pages/3503/attachments/original/1580755277/Ealing_Citizens_Q12020.pdf?1580755277	Y	Y	Target 2500 affordable homes to be built to 2022; JV with Hill for 294 homes on 22 small sites; considering council construction contractor ; Broadway Living has 217 homes plus 1300 affordable homes by 2026 as an RP; 300 HRA; regeneration South Acton 990 homes of which 45% affordable; JV with Catalyst 291 homes of which 55% for social rent ; West Hanwell regeneration to replace poorly designed housing blocks comprising 264 existing homes, with 504 new mixed tenure energy efficient family homes over three phases and with work anticipated to start in 2021.48% of the new homes will be affordable (by habitable room; JV with Countryside and L&Q 3,463 new homes; 45% affordable in South Acton;
East Cambs Company EC Trading Company Palace Green Homes JV This Land	E	Y	Y	Y	Council Strategy 2020-2023 https://www.eastcambs.gov.uk/sites/default/files/Council%20Strategy%202020-2023.pdf ; Palace Green Homes https://www.palacegreenhomes.co.uk/about-us/ ; https://www.palacegreenhomes.co.uk/2020/01/31/councils-trading-arm-already-paying-its-dues/ ; https://www.palacegreenhomes.co.uk/our-partners/ ; East Cambs Trading Company ECTC https://www.eastcambs.gov.uk/sites/default/files/agendas/fc220218_S246_ApC3.pdf although now part East Cambs Community Housing now transferred to MCA; homes supported by HIF at Soham https://www.cambridgeshire.gov.uk/news/council-welcomes-over-6million-of-investment-to-help-unlock-new-homes-in-cambridgeshire ; http://democracy.gravesham.gov.uk/documents/s47347/2.%20Appendix%20two%20-%20Draft%20Report%20-%20Review%20of%20proposed%20council-endorsed%20trading%20companies.pdf ; regeneration North Ely https://www.eastcambs.gov.uk/masterstrategies/north-ely-development , Soham https://www.eastcambs.gov.uk/sites/default/files/FINAL%20Soham%20Masterstrategy%20Vision.pdf ; Littleport https://www.eastcambs.gov.uk/sites/default/files/FINAL%20Littleport%20Masterstrategy%20pg%201-25.pdf ; Burwell	Y	N	Palace Green company – 670 homes with MCA and community land trusts 500 homes at Soham with HIF and Cambs CC; regeneration North Ely Park 3000 homes plus 2000 homes in North Ely; regeneration Soham 1,100 homes; Littleport 1700 homes; Burwell 350-400 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.eastcambs.gov.uk/sites/default/files/FINAL%20burwell%20masterstrategy-web%20(2)_0.pdf ; community land trust http://www.ecdcomhousing.org/about/our-projects.htm?page=about%2four-projects			
East Devon East Devon Homes	S W	Y	Y	Y	Council strategy 2020 https://eastdevon.gov.uk/media/3721833/statement-of-intent-dec-2020.pdf ; HRA business strategy https://eastdevon.gov.uk/housing-and-homelessness/housing-strategies-and-policies/housing-revenue-account-business-strategy/#:~:text=The%20Housing%20Revenue%20Account%20(HRA,good%20quality%20homes%20for%20tenants . Housing strategy https://eastdevon.gov.uk/housing-and-homelessness/housing-strategies-and-policies/housing-strategy/meeting-our-priorities-providing-homes/#article-content East Devon Homes https://eastdevon.gov.uk/housing-and-homelessness/information-about-the-housing-service/east-devon-homes/ ; https://www.sidmouthherald.co.uk/news/dormant-housing-company-council-response-6167474 ; https://democracy.eastdevon.gov.uk/documents/s9959/Minutes%2008102020%20Housing%20Company%20Task%20and%20Finish%20Forum.pdf ; https://democracy.eastdevon.gov.uk/documents/g1588/Printed%20minutes%2014th-Dec-2020%2011.00%20Housing%20Company%20Task%20and%20Finish%20Forum.pdf?T=1 commercial investment https://eastdevon.gov.uk/news/2020/03/east-devon-district-council-makes-new-investment-in-exmouth-seafront/ ; community land trust https://eastdevon.gov.uk/housing-and-homelessness/affordable-housing-in-east-devon/community-land-trusts/ ; commercialisation https://www.devonlive.com/news/devon-news/east-devon-become-more-commercial-1170128	N	Y	East Devon Homes building and acquiring; HRA building 30 homes pa; considering role and purpose of company
East Hants Company RegenCo JV Whitehill Bordon	SE	N	Y	N	Council strategy 2020-2024 https://cdn.easthants.gov.uk/public/documents/Council%20Strategy.pdf EH Commercial services https://easthants.moderngov.co.uk/documents/s6502/Executive%20Decision%2003.10.16%20Redacted.pdf ; joining with Havant https://www.easthants.gov.uk/news/east-hampshire-district-council-future-be-shaped-through-partnership-working ; Whitehill Bordon https://www.local.gov.uk/sites/default/files/documents/Building%20Homes%20Together%20-%20Case%20Study%204%20-%20East%20Hampshire%20District%20Council-.pdf ; https://www.local.gov.uk/building-homes-together-east-hampshire-district-counciland-healthy-new-town ; commercia property investment https://www.easthants.gov.uk/property-investment ; regeneration RegenCo https://www.easthants.gov.uk/about-regenco community land trust https://www.petersfieldpost.co.uk/article.cfm?id=116227&headline=Grants%20could%20help%20se-if-build%20strategies%20in%20Petersfield&section=news&searchyear=2018	N	N	Supported delivery of 840 affordable 2014-2019, of which 305 built 2018-19; 3350 homes in Whitehill Bordon
East Herts Company Millstream Property investments Ltd	E	Y	Y	Y	Council strategy 2020-2024 https://cdn-eastherts.onwebcurl.com/s3fs-public/2020-02/East%20Herts%20Corporate%20Strategy.pdf ; Millstream property investments ltd https://democracy.eastherts.gov.uk/mgAi.aspx?ID=21618&J=1 ; Council strategy https://cdn-eastherts.onwebcurl.com/s3fs-public/2020-02/East%20Herts%20Council%20Strategy.pdf ; commercial investment strategy https://democracy.eastherts.gov.uk/mgConvert2PDF.aspx?ID=51493 ; regeneration Northgate Bishops Stortford https://www.eastherts.gov.uk/latest-news/2020/northgate-end-car-park-close-revitalisation-project-	N	N	49 properties to be owned by Millstream ; In 2019/20, a total of 292 new affordable homes were built by RPs supported by the council; deliver 150 affordable homes pa ; regeneration Northgate Bishop's Stortford 150 homes; Old River Lane regeneration 137 homes

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					proceeds#:~:text=it's%20part%20of%20a%20new,homes%2C%20retail%20and%20commercial%20paces. ; Old river Lane BS https://www.bishopsstortfordindependent.co.uk/news/council-reveals-revised-old-river-lane-scheme-ahead-of-crunc-9181648/ ; community land trusts https://cdn-eastherts.onwebcurl.com/s3fs-public/2019-08/Much%20Hadham%20Neighbourhood%20Strategy%20updated.pdf			
East Lindsey Trading company With South Holland	E M	N	N	Y	Council strategy 2020-2030 https://www.e-lindsey.gov.uk/media/4860/Council-Strategy/pdf/Council_Strategy_2020_to_2030_single_pages.pdf?m=637189364793700000 . – establishing a council development company ; housing strategy and affordable housing https://www.e-lindsey.gov.uk/article/5121/Housing-Strategy-and-Affordable-Housing ; https://www.skegnesstandard.co.uk/news/people/new-company-set-drive-growth-east-lindsey-676184 ; https://www.lincolnshirelive.co.uk/news/local-news/east-lindsey-council-homes-project-4314197 ; community led housing https://www.e-lindsey.gov.uk/communityledhousing ; delivering affordable homes with RP https://www.local.gov.uk/east-lindsey-district-council-delivering-affordable-housing-through-housing-capital-programme ; own trading company with South Holland since 2010 https://www.sholland.gov.uk/article/15320/Two-Lincolnshire-District-Councils-to-save-11m-following-contract-renewal-for-key-support-services ; asset management https://www.e-lindsey.gov.uk/media/4981/Asset-Management-Framework-2016-to-2026/pdf/Asset_Management_Framework_2016_to_2026.pdf ; case study https://www.pas.gov.uk/case-studies/east-lindsey-district-council-delivering-affordable-housing-through-housing-capital ;	Y	N	With RP, delivered 728 affordable homes 2004-2015; 400 homes proposed on redevelopment of council assets 2019-2024 to provide income and new housing with target 60-80 homes per year through range of projects and working with other providers; need market homes on the coast
East Riding	YH	N	N	N	Council strategy 2020-2025 https://www.eastriding.gov.uk/council/strategys-and-policies/council-business-strategy/ ; Housing strategy https://www.eastriding.gov.uk/council/strategys-and-policies/other-strategys-and-policies-information/housing-strategy/housing-strategy-and-policy/ ; acquisition of housing from RP https://www.eastriding.gov.uk/say/news/?entry=5f801993ea1f68338c70b6b3 ; Commercialisation as part of business strategy; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf	N	Y	Supported delivery of 385 affordable 2011-2015; 145 affordable acquired from RP 2020 – 129 rent and 16 shared ownership; 2019 83 properties added to affordable supply through HRA through acquisition; 2021 target 1,000 homes
East Staffs JV with RP	W M	Y	Y	Y	Council strategy 2020-21 http://www.eaststaffsbc.gov.uk/sites/default/files/docs/councilstrategy/Council-Strategy-202021-web.pdf ; housing strategy 2021 http://www.eaststaffsbc.gov.uk/sites/default/files/docs/housing/standards/HousingStrategy2021.pdf ; Uttoxeter master strategy https://www.eaststaffsbc.gov.uk/sites/default/files/docs/regeneration/Uttoxeter-Masterstrategy-Plus.pdf ; https://www.tricas.co.uk/green-light-for-nearly-40-new-homes-in-town-centre ; Partnership approach on brownfield sites https://www.eaststaffsbc.gov.uk/sites/default/files/docs/cmis/meetings/CCL%20200323%2006d%20DL%20Regeneration%20and%20Strategyning%20Policy.pdf	Y	N	39 affordable homes in Uttoxeter provided by RP on former Staffs CC depot
East Sussex	SE	Y	Y	Y	Orbis trading company with Surrey CC and Brighton and Hove property management https://democracy.eastsussex.gov.uk/documents/s20614/Item%204%20Appendix%201%20-	Y	N	

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
Company Orbis					%20Property%20slides.pdf ; growth strategy https://www.eastsussex.gov.uk/media/1802/eastsussexgrowthstrategydec2014.pdf ; property and asset strategy https://democracy.eastsussex.gov.uk/documents/s18687/ABVCS%2022Mar18%20Item%2012%20Appendix%201%20-%20draft%20Property%20Asset%20Disposal%20and%20Investment%20Strategy.pdf			
Eastbourne⁸ Company Eastbourne Housing Investment Company Company Eastbourne Homes SE Independent Living JV Aspiration Homes	SE	Y	Y	Y	Council Strategy joint with Eastbourne Homes 2020-2024 https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/257740.pdf ; Eastbourne Housing Investment Company https://www.lewes-eastbourne.gov.uk/about-the-councils/wholly-owned-companies-and-other-incouncil-entities/?assetdetb62907a7-2316-48e7-b1e0-a65106b7bba5=294847 ; Eastbourne Homes Ltd https://www.lewes-eastbourne.gov.uk/about-the-councils/eastbourne-homes-limited-governance/ and has a subsidiary South East Independent Living Ltd https://www.lewes-eastbourne.gov.uk/about-the-councils/south-east-independent-living-limited/ HRA https://democracy.lewes-eastbourne.gov.uk/documents/s13517/Housing%20revenue%20account%20budget%202021%20-%20Appendix%202.pdf ; https://www.lewes-eastbourne.gov.uk/lewes-district-council-news/lewes-district-council-affordable-homes-get-go-ahead-in-lewes-town/ ; investment strategy https://democracy.lewes-eastbourne.gov.uk/documents/s13476/Treasury%20Management%20and%20Prudential%20Indicators%202021%20Capital%20Strategy%20Investment%20Strategy.pdf ; JV on sustainable projects ; Aspiration Homes with Lewes; community land trust https://www.eastbournect.co.uk/ ;	Y	Y	Building and acquiring ; 2015-16 89 homes added; buying back RTBs; have an acquisitions budget ; 12 affordable homes for completion through HRA 2021; 317 homes through Aspiration homes with Lewes 2021-22;
Eastleigh Aspect Homes JV Galliford Try JV Vivid JV Radian Companies Woodside	SE	Y	Y	Y	Council strategy for housing https://www.eastleigh.gov.uk/media/3905/housing.pdf ; housing delivery strategy http://meetings.eastleigh.gov.uk/documents/s50029747/Eastleigh%20Homes%20Delivery%20Strategy.pdf housing delivery strategy https://www.eastleigh.gov.uk/media/9026/appendix-1-housing-delivery-strategy-2.pdf ; Horton Heath council owned site https://www.eastleigh.gov.uk/strategyning-and-building/housing-and-development/one-horton-heath ; Aspect https://www.eastleigh.gov.uk/strategyning-and-building/housing-and-development/new-homes-at-woodside-avenue ; with Vivid https://www.eastleigh.gov.uk/strategyning-and-building/housing-and-development/new-community-at-north-stoneham ; Radian https://www.eastleigh.gov.uk/strategyning-and-building/housing-and-development/new-homes-at-the-willows-hatch-farm ; https://www.eastleigh.gov.uk/strategyning-and-building/housing-and-development/kestrel-park-hamble-lane ; JV Galliford Try https://www.eastleigh.gov.uk/strategyning-and-building/housing-and-development/pemblers-hill-park-fair-oak ; reopen HRA	Y	N	Direct intervention to ensure delivery of private sector housing; Horton Heath 2500 homes, of which 355 affordable; 94 affordable and market rent with Aspect; 146 homes being purchased from developer and managed by Vivid; 98 homes completed in JV with Radian 2018 31 affordable, 35 shared ownership ; 32 market rent; 200 homes on site purchased by council; 242 homes in partnership with Galliford Try of which 40% affordable; recent planning application for 380+ homes ; considering re-opening an HRA

⁸ Works with Lewes Council

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
Park ; Stoneham Park					http://meetings.eastleigh.gov.uk/documents/s50030220/Housing%20Revenue%20Account%20App%201.pdf http://meetings.eastleigh.gov.uk/documents/s50030219/Housing%20Revenue%20Account.pdf ;asset management strategy https://www.eastleigh.gov.uk/media/7592/asset-management-strategy-2020-2025.pdf ; investment strategy https://www.eastleigh.gov.uk/council/investing-in-the-future-of-our-communities ; companies Woodside Avenue Developments; Stoneham Park Developments https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far.			
Eden Company Heart of Cumbria	N W	Y	Y	Y	Council strategy 2019-2023 https://www.eden.gov.uk/your-council/council-business/council-documents/council-strategy-2019-to-2023/ One Eden ; housing strategy https://www.eden.gov.uk/media/5893/consultation_draft_eden_housing_strategy_2021-2026_web_accessible.pdf ; Heart of Cumbria Ltd https://www.in-cumbria.com/news/18020802.work-improve-underachieving-eden-council-run-heart-cumbria-ltd/ Penrith master strategy https://www.cumbriacrack.com/wp-content/uploads/2018/09/Penrith_Masterstrategy_A-Vision-to-2050.pdf ; community land trust https://www.eden.gov.uk/your-council/news/media-releases/patterdale-community-land-trust-awarded-132-000-by-eden-district-council/ ; commercialisation https://democracy.eden.gov.uk/documents/s14980/F6Jan20_One-Eden-Budget-Proposals-202021.pdf	Y	N	Proposing pilot delivery of housing with HE ; since 2016, 200 affordable homes secured though s106; Heart of Cumbria acquired 81 affordable homes from Persimmon s106 because no interest from an RP; 5560 new homes in Penrith Master strategy to 2050 with minimum 30% affordable in 2 beacon villages
Elmbridge Company EBC homes	SE	N	Y	Y	Assets management https://www.elmbridge.gov.uk/easysiteweb/getresource.axd?assetid=2123&type=0&servicetype=1 housing strategy https://www.elmbridge.gov.uk/housing/housing-strategies-and-policies/ ; company EBC homes https://whatsinwalton.co.uk/elmbridge-council-housing-company/ ; delivery strategy https://www.elmbridge.gov.uk/resources/assets/attachment/full/0/7116.pdf ; purchase of assets https://realassets.ipe.com/news/elmbridge-council-buys-171m-portfolio-from-brunswick-real-estate-uk/10029164.article ; https://www.crownsimmons.org.uk/news/elmbridge-council-appoints-crown-simmons-to-manage-new-homes/ ; community land trust http://www.communitylandtrusts.org.uk/event/introducing-community-led-housing-in-surrey-west	N	N	Supported delivery of 299 affordable homes 2015-19; 216 into home ownership through equity loan scheme; EBC homes for affordable housing with target 250 homes to 2024 and includes focus on key workers and supported by Affordable Housing Enabling Fund; 5 residential holdings comprising 37 homes purchased as part of wider commercial purchase and transferred to EBC Ltd. 5 homes for TA purchased
Enfield Company Housing Gateway	L	Y	Y	Y	Council strategy 2020-2022 https://new.enfield.gov.uk/services/your-council/enfield-council-strategy-2020-to-2022-your-council.pdf ; housing strategy https://new.enfield.gov.uk/services/your-council/housing-and-growth-strategy-2020-2030-your-council.pdf ; company Housing Gateway https://new.enfield.gov.uk/housinggateway/ ; company Housing Innovations for energy efficient homes https://new.enfield.gov.uk/enfieldinnovations/#:~:text=Enfield%20Innovations%20is%20focused%20on,high%20quality%2C%20energy%20efficient%20homes.&text=Enfield%20Innovations%20is%20wholly%20owned,of%20housing%20in%20the%20borough. ; HRA Business Strategy	Y		In 2019/2020, delivered 551 new homes through council-led projects, of which 239 are affordable, including 178 council homes; Meridian 1, 900 homes with 50% affordable and delivered from 2022; commenced a new GLA-funded development programme to deliver 650 affordable homes by 2022.; from 2020, directly deliver or acquire 3,500 new council owned homes over the next 10 years, of which

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A	Indicative LA housing numbers from reports	
Company Housing Innovations					https://governance.enfield.gov.uk/documents/s79314/HRA%20Business%20Strategy%20Update.pdf ; commercial strategy https://new.enfield.gov.uk/services/your-council/commercial-strategy-your-council.pdf Meridien Water https://www.meridianwater.co.uk/#the-delivery-team ; commercialisation https://new.enfield.gov.uk/services/your-council/commercial-strategy/		1,031 will be delivered by 2023, Housing Gateway delivered 544 homes; Housing Innovations company 57 homes in development ; HRA centrally involved in delivery of 3500 new homes	
Epping Trading Company Qualis including Qualis Living	E	N	N	Y	Council strategy 2018-2023 https://rds.eppingforestdc.gov.uk/documents/s80879/C-032%20Council%20Strategy%202018- ; housing strategy https://www.eppingforestdc.gov.uk/wp-content/uploads/2019/05/housing-strategy-2017-22.pdf ; HRA https://www.eppingforestdc.gov.uk/housing/council-housing/building-new-council-homes/ company Qualis for housing and commercial property development https://www.eppingforestdc.gov.uk/building-for-the-future/ Qualis Group trading Company - Qualis Commercial, Qualis Management and Qualis Living. https://www.qualisgroup.com/about-us/ also community interest company Qualis Community ; One Epping Forest; regeneration Epping https://www.eppingforestdc.gov.uk/rejuvenation-of-epping-town-centre/ ; https://www.essexlive.news/news/essex-news/essex-huge-developments-could-make-4663847 ; Epping sites being developed by Qualis https://s3-eu-west-2.amazonaws.com/commonplace-assets/workingtogetherforepping/Epping%20nd%20Consultation%20Deck%20ID29102020%20LR.pdf ; commercialisation https://rds.eppingforestdc.gov.uk/documents/s90405/09%20Capital%20Strategy%202019%20annex%2011.pdf	Y	Y	73 homes built 2018-19 through HRA; deliver 760 affordable homes in 2018-2019; 300 new affordable rented homes 2020- 2024. The Council is also working on two special housing initiatives in Waltham Abbey and with St John The Baptist Church in Epping. Another 160 units could be delivered, subject to detailed feasibility and approvals in the next phase.; Qualis submitted applications for three housing sites to be submitted; Epping Town centre regeneration 250 on car park site and more homes on office site number tbc
Epsom and Ewell	SE	N	N	N	Council strategy 2016-2020 https://www.epsom-ewell.gov.uk/sites/default/files/documents/council/about-council/Council%20Strategy%202016-20.pdf ; draft Epsom and Ewell Master Strategy https://democracy.epsom-ewell.gov.uk/documents/s13851/Draft%20Epsom%20Ewell%20Masterstrategy%20Annex%201.pdf making efficient use of land https://www.epsom-ewell.gov.uk/sites/default/files/Optimising%20Housing%20Delivery%20May%202018.pdf ; draft housing action strategy https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/strategyning/strategyning-policy/Draft%20Housing%20Action%20Strategy%20Final.p commercial property acquisition fund https://www.epsom-ewell.gov.uk/news/council-establish-commercial-property-acquisition-fund ; https://insight.epsom-ewell.gov.uk/issue-34-january-2017/the-news/council-purchases-first-investment-via-new-property-acquisition-fund ; https://democracy.epsom-ewell.gov.uk/documents/s11969/Budget%20and%20Council%20Tax%20201920%20Annex%2010.pdf ; Property investment company EEPIC https://democracy.epsom-ewell.gov.uk/documents/s15736/Annex%20A%20-%20Property%20Investment%20Strategy%202017-20.pdf ; https://democracy.epsom-ewell.gov.uk/documents/s15752/EEPIC%20Annual%20Business%20Strategy%202020-21%20and%20Annual%20Review.pdf ; regeneration https://s3-eu-west-2.amazonaws.com/commonplace-assets/workingtogetherforepping/Epping%20nd%20Consultation%20Deck%20ID29102020%20LR.pdf	N	N	85 affordable with RPs 2017-18; regeneration 136 home school redevelopment with 65 affordable;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A	Indicative LA housing numbers from reports
					f ; LGA case study commercialisation https://local.gov.uk/case-studies/income-generation-and-enterprise-plan-epsom-and-ewell-borough-council		
Erewash	E M	N	N	N	affordable homes provided by HA https://www.derbytelegraph.co.uk/news/local-news/strategys-nearly-50-affordable-homes-4565717	N	N Supported 50 homes to be provided by HA 2020; 38 new affordable homes on brownfield sites in 2020
Essex CC Company Essex Housing Company	E	Y	Y	Y	ECC Housing strategy https://www.churchmanor.com/portfolio/chelmsford-business-park/ ; commercial investment https://moderngov.erewash.gov.uk/documents/g1985/Public%20reports%20pack%2001st-Dec-2020%2010.30%20Council%20Executive.pdf?T=10 ; council strategy https://assets.ctfassets.net/knkzaf64jx5x/7GCSAGo4YDfQhw3fStHxIR/57ef0f60c79f933638a270460a70297a/THE-FUTURE-OF-ESSEX.pdf ; Essex Housing company https://www.gazette-news.co.uk/news/18061503.strategys-build-120-new-homes-essex-county-hospital-revealed/ ; https://www.placeservices.co.uk/media/108579/essex-housing-epoa-presentation-v-0-1.pdf ; commercial property investment https://www.essexlive.news/news/essex-news/essex-county-council-start-dabbling-3890697 ; https://cmis.essex.gov.uk/essexcmis5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=2Un4ET6CqTuMLDJQOO1B6XfzUwRvILRNG1gsoyQ1TCs5Nzv3LgbWw%3D%3D&rUzwrP%2BZ3zd4E7lkn8Lyy%3D%3D=pwRE6AGJFLDNlh225F5QMaQWcTPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTibCubSffXsDGW9IXnlg%3D%3D=hFfIUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFfIUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJfF55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHDURQburHA%3D&d9Qjioag1Pd993jsyOJqFvmyB7X0CSQK=ctNJfF55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJfF55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJfF55vVA%3D	Y	N Essex Housing 120 homes in Colchester ; 32 in Chelmsford
Exeter Exeter City Living	S W	Y	Y	Y	Council strategy 2018-2021 https://exeter.gov.uk/council-and-democracy/council-information/council-strategy-2018-21/ ; https://exeter.gov.uk/media/5362/our-strategy-autumn-2020-update.pdf ; Exeter City Living establishing three subsidiaries for r retrofitting homes and buildings, residential property management (market rent) and property consultancy to create Exeter City Group; JV with YMCA https://www.ymcaexeter.org.uk/ymca-exeter-tackles-citys-challenging-1-bed-housing-crisis-with-strategys-to-transform-an-abandoned-warehouse/ ; housing strategy https://exeter.gov.uk/housing-strategy-2016-2020/ ; Exeter City Living https://www.devonlive.com/news/devon-news/three-homes-purchased-exeter-council-4310798 ; https://exetercityliving.co.uk/ ; HRA https://www.publicsectorexecutive.com/Public-Sector-News/exeter-city-council-residential-project https://exetercityliving.co.uk/two-cherries-on-the-christmas-pudding/ ; community land trust https://www.hartstongue.co.uk/index.php/group/1806-christow-community-land-trust regeneration https://www.devonlive.com/news/devon-news/major-300m-exeter-city-centre-4187475 ; https://news.exeter.gov.uk/bus-station-redevelopment-is-catalyst-for-city-centre-regeneration/ ; https://www.insidermedia.com/news/south-west/investment-to-support-wider-exeter-regeneration ; commercialisation https://committees.exeter.gov.uk/ielssueDetails.aspx?lId=44897&Opt=3	Y	Y Exeter City Living has pipeline of 800 homes to 2025. Completed 22 by 2020 and 157 to commence on site; HRA target 500 homes by 2030 but ahead of this and carbon neutral stock by 2030; YMCA JV 26 appts for young people ; HRA with developers' contributions 100 homes completed 2022; Exeter City Living building for HRA; regeneration city centre 250 build to rent scheme and target 12,000 homes across city

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Fareham Company Aspect	SE	Y	Y	Y	Council strategy 2017-2023 https://www.fareham.gov.uk/PDF/about_the_council/CorpStrategy.pdf ; affordable housing strategy https://www.fareham.gov.uk/PDF/housing/AHS_2019.pdf ; housing company Aspect https://www.secouncils.gov.uk/wp-content/uploads/2017/05/Housing-JV-Nick-Tustian.pdf part of Eastleigh JV with Vivid homes https://www.vividhomes.co.uk/media/1609/development-brochure.pdf ; property portfolio https://www.fareham.gov.uk/business/fareham_economy/propport.aspx ; community land trust https://www.wickhamclt.org.uk/ ; regeneration Porchester https://www.fareham.gov.uk/PDF/planning/visions/PortchesterVisionJuly17.pdf ; https://www.dailyecho.co.uk/news/15885910.next-stage-700-home-development-plans-portchester-revealed/ ; Fareham https://www.fareham.gov.uk/PDF/have_your_sav/TC/FTC%20regeneration%20vision%20final.pdf	Y	Y	New community of Welbourne 6,000 homes; 98 homes under HRA; 300 affordable 2015-2020 s106 with RPs; HRA 66 in pipeline to 2025; 800 affordable in development pipeline; target 3500 affordable homes by 2036; regeneration Porchester homes tbc; Fareham 600-700 new homes;
Fenland company Fenland Future	E ⁹	N	N	Y	Council strategy 2020-2021 https://www.fenland.gov.uk/media/16615/Business-Strategy-2020-21/pdf/Business_Strategy_2020.pdf?m=637188213250370000 ; Asset Management Strategy https://www.fenland.gov.uk/media/16520/Asset-Management-Strategy/pdf/Asset_Management_Strategy_2017-20.pdf?m=637164235094330000 ; Fenland Future ltd trading company https://www.fenland.gov.uk/localgov/ieDecisionDetails.aspx?ID=527 ; Fenland towns funding https://www.fenland.gov.uk/localgov/ieDecisionDetails.aspx?ID=527 ; housing delivery strategy https://www.fenland.gov.uk/media/17128/Draft-Housing-Delivery-Test-Fenland-District-Council/pdf/Draft_Housing_Delivery_Test_-_Fenland_District_Council.pdf?m=637342074818300000 ; staled sites and affordable housing https://www.fenland.gov.uk/localgov/mgAi.aspx?ID=2351 ; commercialisation https://www.fenland.gov.uk/localgov/documents/s5575/Commercial%20Investment%20Strategy%20-%20all%20reports%20and%20appendices%20-%20updated%2010.01.20.pdf community land trust http://www.communitylandtrusts.org.uk/what-is-a-clt/success-stories/rural-clts/swaffham-prior-clt	N	N	40 affordable homes site supported by MCA in Fenland Towns project
Folkestone and Hythe Company Opprtunitas JV Otterpool Park LLP with Kent CC	SE	Y	Y	Y	HRA Took back housing management from East Kent Homes in 2020 https://www.folkestone-hythe.gov.uk/news/council-take-back-homes ; JV with Kent CC Otterpool park https://www.folkestone-hythe.gov.uk/article/1045/F-HDC-and-Cozumel-agree-Otterpool-Park-land-deal ; https://www.otterpoolpark.org/otterpool-park-llp-launched/ ; https://www.quod.com/projects/otterpool-park-garden-settlement/ ; HRA business case https://www.folkestone-hythe.gov.uk/moderngov/documents/s35212/HRA%20Budget%20Report-Cabinet.pdf ; Highview scheme https://www.architectsjournal.co.uk/competitions/highview-housing-folkestone ; Opprtunitas http://oportunitas.co.uk/ ; business strategy https://www.folkestone-hythe.gov.uk/moderngov/documents/s27012/c.%20Appendix%20%202018%2019%20Business%20Strategy%20v3.pdf ; https://www.kentlive.news/news/kent-news/dover-homes-bought-folkestone-3431986 ; regeneration https://folkestone-hythe.gov.uk/planning/major-projects ; Investment strategy https://www.folkestone-	Y	Y	1000 new homes Folkestone sea front; 1200 new homes Shorncliffe garrison; 1050 new homes Martello garrison; Selindge village 250 homes; Otterpool Park 10,000 homes; HRA 2020 updated HRA Business Strategy to deliver 1,200 homes by 2034/35 HRA scheme Highview 30 homes plus 14 acquisitions; regeneration Shorncliffe Garrison 1200 homes; New Romney Broad 300 homes;

⁹ In Peterborough and Cambridge MCA

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					hythe.gov.uk/moderngov/documents/s35653/Appendix%20Investment%20Strategy%202021-22_v1.pdf			
Forest of Dean	S W	Y	Y	Y	Council strategy 2019-2023 https://www.fdean.gov.uk/media/hgwfyfbv/council-strategy-2019-to-2023.pdf ; https://www.fdean.gov.uk/housing/housing-strategy/#:~:text=The%20Housing%20Strategy%20sets%20out,to%20allow%20communities%20to%20thrive. ; Action Strategy https://www.fdean.gov.uk/media/540jowag/housing-strategy-action-strategy.pdf ; new settlement proposed https://www.gloucestershirelive.co.uk/news/gloucester-news/gallery/gloucestershire-village-between-a40-a48-4604022 ; statement of accounts https://www.fdean.gov.uk/media/c5pb0zni/statement-of-accounts-2018-to-2019.pdf ; JV with HE; community land trust https://www.fdean.gov.uk/housing/community-led-housing/	Y	N	investigating establishing a housing company for low cost, low carbon homes for rent; promoting community led housing; Housing Strategy 2017-19, 121 affordable homes developed with RPs; using council land to deliver housing; aim to provide 240-350 homes 2020-2024; new town proposal for 4,000-5,000 homes
Fylde	N W	Y	N	N	Council strategy 2020-2024 https://new.fylde.gov.uk/wp-content/uploads/2019/12/Council-Strategy-2020-24-DRAFT-101219.pdf ; Commercial strategy https://fylde.cmis.uk.com/fylde/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=m9klnG7qGVDwxTV769km2wvDnrE47VVI23fVQ%2FyH7BNdtai%2Bl18CUA%3D%3D&rUzwrP%2BZ3zd4E7lkn8Lyy%3D%3D=pwRE6AGJFLDNlh225F5QMaQWcTPhwdhUfCZ%2FLUQzGA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFFxSDGW9IXnlg%3D%3D=hFfIUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFfIUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJfF55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9QjI0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJfF55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJfF55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=cTjNF55vVA%3D	N	N	. In 2018/19 the Council enabled 232 affordable units (186 affordable rented, 14 discount market sale and 32 shared ownership).
Gateshead Company Gateshead Trading Company	NE	Y	Y	Y	Housing strategy https://www.gateshead.gov.uk/media/4816/Housing-strategy/pdf/Gateshead_Housing_Strategy_2019_30.pdf?m=636892186922470000 Gateshead trading company ; Gateshead regeneration Partnership JV between council, Home group and Galliford Try ; closure of ALMO https://www.gatesheadhousing.co.uk/ambitious-strategys-for-housing-in-gateshead/ ; corporate asset strategy https://www.gateshead.gov.uk/article/8825/Council-Asset-Strategy-and-Management-Strategy-2015-2020	Y	Y	ALMO The Gateshead Housing Company (TGHC) closed in April 2021; Over 3400 new homes built between 2010 and 2018 o Over 770 new affordable homes ; Over 73% of new homes built on brownfield land ; target 11,000 gross additional homes between 2010 and 2030 (8,500 net new homes); some of this to be achieved on council owned land and prompting brownfield register; JV Around 2,400 new homes will be built by Evolution Gateshead on 9 sites across the borough 70 hectares of land c300 completed
Gedling	E M	N	N	E	Council strategy 2020-2023 https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/council/Gedling%20strategy%202020%20(Refresh%20Aug).pdf ; considering setting up housing company https://www.nottinghampost.com/news/local-news/more-council-owned-homes-could-2660733 ; https://www.gedlingeye.co.uk/news/gedling-borough-council-housing-company/ ; commercial investment strategy https://democracy.gedling.gov.uk/documents/g2508/Public%20reports%20pack%20Thursday%2013-Feb-2020%2014.00%20Cabinet.pdf?T=10 ; commercialisation https://democracy.gedling.gov.uk/documents/s13527/Appendix%205-	N	N	44 affordable properties supported by the council; regeneration housing strategy 7250 new homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					%20Commercialisation%20Strategy.pdf ; housing delivery action strategy https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/strategyningpolicy/documents/HDAP%202020.pdf ; opening an RP https://www.insidehousing.co.uk/news/news/four-more-councils-become-registered-providers-70536 ; capital strategy https://democracy.gedling.gov.uk/documents/s19247/Appendix%201.pdf ; affordable properties https://www.nottinghampost.com/news/nottingham-news/building-work-starts-affordable-housing-4626417 ; regeneration strategy https://www.nottinghampost.com/news/local-news/thousands-new-homes-planned-across-4867007 https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/Gedling%20Growth%20Strategy%20Final1.pdf ;			
Gloucester City JV partner being sought	S W	N	E	Y	Council strategy 2020 https://www.gloucester.gov.uk/media/4464/gloucester-council-strategy-extension-2020.pdf ; JV partners sought to provide housing https://www.local.gov.uk/topics/housing-and-strategyning/lga-housing-advisers-programme/housing-advisers-programme-case-23 JV for Kings Quarter https://democracy.gloucester.gov.uk/documents/s40392/KQ%20Appendix%202.pdf ; statement of accounts https://www.gloucester.gov.uk/media/3472/statement-of-accounts-2018-19-v31-with-audit-opinion.pdf ; asset management strategy https://www.gloucester.gov.uk/media/2384/asset-management-strategy-2016-21.pdf ; community land trust https://www.sfplanning.co.uk/blackbridge-consultation/ ; regeneration https://www.gloucester.gov.uk/about-the-council/news/latest-news/gloucester-s-ambitious-regeneration-strategy-continues/ ;	Y	N	Kings Quarter 43 apartments council JV; 2021-2024 1,000 homes from private sector ; regeneration Blackfriars 200 new homes are planned at the former Gloucester Prison site and the first phase of 300 new student apartments plus 47 homes plus 119 affordable homes
Gloucestershire CC	S W	N	N	N	Council strategy 2019 https://www.gloucestershire.gov.uk/media/2083042/gcc_2325-council-strategy-2019_dev20.pdf ; asset management https://glostext.gloucestershire.gov.uk/documents/s51901/Item%208%20-%20GCC%20Council%20Asset%20Management%20Strategy%202019-2024.pdf ; https://www.gloucestershire.gov.uk/gloucestershire-county-council-news/news-april-2019/county-council-achieves-success-in-property-investment/ ;	N	N	500 homes through identification of sites through One Public Estate
Gosport ¹⁰ JV with Keir	SE	N	Y	Y	regeneration on MoD land https://www.wates.co.uk/articles/news/second-phase-of-daedalus-village-housing-regeneration-gets-unanimous-green-light-from-gosport-strategyners/ ; HRA business strategy https://democracy.gosport.gov.uk/documents/s2689/6.Business%20Strategy%20update.pdf ; capital programme https://democracy.gosport.gov.uk/documents/s1055/Revenue%20Budget%20Report%202020%2021.pdf ; JV with Keir for housing stock https://www.kier.co.uk/media/news-releases/kier-continues-its-longstanding-partnership-with-gosport-borough-council/ ; regeneration https://phpdonline.co.uk/developments/green-light-for-30m-regeneration-of-part-of-gosport-historic-waterfront/ ;	Y	Y	Daedalus 200 homes on MoD site with mix of sale and affordable ; purchased 2 properties on open market using HRA; council about to embark on new HRA building programme and currently identifying council owned sites for development; after 2020 no new properties will be acquired and focus on development of new HRA homes ; regeneration waterfront 30 new homes;

¹⁰ Has shared management team with Portsmouth Council and includes head of housing post

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Gravesham JV with Reef Group	SE	Y	Y	Y	Council strategy 2019 https://www.gravesham.gov.uk/home/about-the-council/policies-strategies-open-data/council-strategy ; housing development strategy https://www.gravesham.gov.uk/_data/assets/pdf_file/0014/240224/Housing-Development-Strategy.PDF ; HRA developments https://www.gravesham.gov.uk/home/housing/affordable-housing/developments-on-site JV with Reef group https://www.insidermedia.com/news/south-east/nod-for-gravesend-btr-scheme ; partnerships register https://www.gravesham.gov.uk/_data/assets/pdf_file/0007/86884/Council-Register-of-Partnerships.pdf ; property investment https://democracy.gravesham.gov.uk/documents/s59801/Commercial%20Property%20Investment%20Guidance.pdf ; http://democracy.gravesham.gov.uk/documents/s47347/2.%20Appendix%20Two%20-%20Draft%20Report%20-%20Review%20of%20proposed%20council-endorsed%20trading%20companies.pdf ; regeneration https://news.gravesham.gov.uk/home/news/plans-unveiled-for-next-phase-of-gravesend-town-centre-regeneration ; commercialisation https://democracy.gravesham.gov.uk/ielistDocuments.aspx?Cid=445&Mid=3246&Ver=4	Y	Y	2019-2020 64 new affordable homes delivered; from 2020 HRA 48 + 32 +23; 102 affordable by Orbit + 224 affordable with Keepmoat as s106 development; RP providing further 29 affordable homes; regeneration BTR JV 242 units with Reef Group;
Gt Yarmouth Company Equinox	E	Y	Y	Y	Council strategy 2020-2025 https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1419&p=0 ; housing strategy https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=2711&p=0#:~:text=Based%20upon%20this%2C%20the%20council's,this%20need%20for%20new%20homes . Housing delivery action strategy https://www.great-yarmouth.gov.uk/media/5724/Great-Yarmouth-Housing-Delivery-Action-Strategy-2020/pdf/Great-Yarmouth-Housing-Action-Strategy-2020.pdf ; Equinox Enterprises Trading Company https://www.great-yarmouth.gov.uk/article/3767/Tenants-to-move-into-six-new-council-homes-in-Gorleston-as-construction-is-complete ; https://www.great-yarmouth.gov.uk/article/5213/Construction-starts-on-distinctive-new-homes-at-Beacon-Park ; https://great-yarmouth.cmis.uk.com/great-yarmouth/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=IctC2XNcjHG469cN6yFWaH05wDwRoQY33bylxYXseCgClSVndbawJQ%3D%3D&rUzwRPf%2BZ3zd4E7lkn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCTPHwdhUfCZ%2FLUQzgA2uL5iNRG4jdQ%3D%3D&mCTIbCubSfFxsDGW9lXnl%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtA%3D%3D=ctNJff55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9Qjioag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavymz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3D ; JV with Norse for housing management https://www.localgov.co.uk/Great-Yarmouth-Borough-Council-agrees-6m-joint-venture/37602 ; regeneration https://www.great-yarmouth.gov.uk/article/6688/Great-Yarmouth-Borough-Council-submits-20m-town-centre-regeneration-bid-to-Government ; asset management https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1904&p=0 ; town centre regeneration https://www.edp24.co.uk/news/great-yarmouth-town-centre-regeneration-plans-6870850 ; community land trust https://www.great-yarmouth.gov.uk/article/6302/Great-Yarmouth-Community-Land-Trust	Y	Y	Council to build 500 homes pa between 2018 and 2030; Equinox building 56 homes plus 6 complete under HRA ?; part of larger development of 287 homes: land sold to Equinox by Council; proposals for 89 homes in Town centre regeneration;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Greenwich Company Meridian Homes	L	Y	Y	Y	<p>Council strategy 2018-2022 https://www.royalgreenwich.gov.uk/downloads/download/929/royal_greenwich_council_strategy ; MMC JV https://www.insidehousing.co.uk/news/news/greenwich-strikes-300m-deal-for-750-affordable-offsite-homes-67451 ; HRA and property asset strategy https://committees.royalgreenwich.gov.uk/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=xM0mxeHZwcvcd%2FSzZle1eROAijf7tqhJvI5UboF%2FYsbF6rzuLBA%3D%3D&rUzwRPf%2BZ3zd4E7Ikn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWctPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTibCubSfFxsDGW9iXnl%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJff55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9Qji0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGeWmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3D ; Meridian housing company https://www.royalgreenwich.gov.uk/news/article/1703/celebrating_our_affordable_housing_success ; Greenwich peninsular https://www.housingtoday.co.uk/news/strategys-for-6000-homes-on-greenwich-peninsula-approved/5109080.article ; Greenwich Builds programme https://londonnewsonline.co.uk/massive-development-of-1700-flats-approved-for-greenwich-peninsula/ ; https://www.royalgreenwich.gov.uk/greenwichbuilds ; https://www.royalgreenwich.gov.uk/info/200319/where_were_building ; regeneration Greenwich Peninsula https://www.insidehousing.co.uk/news/news/new-17000-home-masterplan-for-major-south-london-development-gets-planning-approval-68648 , Thamesmead https://www.royalgreenwich.gov.uk/info/200200/regeneration/1820/thamesmead_and_abbey_wood_regeneration , Plumstead https://www.standard.co.uk/homesandproperty/property-news/multibillion-pound-regeneration-of-woolwich-arsenal-sparks-furious-row-over-plumstead-market-site-a120266.html , Charlton Riverside https://www.royalgreenwich.gov.uk/info/200200/regeneration/1822/charlton_riverside_regeneration ; Kidbrooke https://www.royalgreenwich.gov.uk/info/200200/regeneration/204/kidbrooke_regeneration ; community land trust https://thelandtrust.org.uk/space/greenwich-ecology-park/greenwich/</p>	Y	Y	Meridian Homes to deliver 200 affordable homes – 60 completed ; MMC JV for 750 MMC carbon positive affordable homes on 60 sites across borough – into HRA? 6000 new homes approved on Greenwich Peninsular of which 41% affordable; Greenwich Builds programme 750 homes including 117 council homes on Greenwich peninsula – total regeneration 17,000 homes; Thamesmead 1500 new homes of which 660 affordable, Plumstead 750 homes of which 260 affordable, Charlton Riverside An additional 5,000 – 7,500 homes (based on a more detailed assessment of the site's capacity) 50% family housing and 35% affordable housing, Kidbrooke demolition of 1,900 properties on the former Ferrier Estate and replaced on a phased basis by over 4,700 new homes.

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A		Indicative LA housing numbers from reports
Guildford Company North Down Holdings; Company Guildford BC holdings JV with Berkeley Homes	SE	Y	Y	Y	Council strategy 2018-2023 https://www.guildford.gov.uk/article/17282/Council-Strategy-2018-2023 ; housing strategy update 2017; JV with Berkeley Homes North St https://experienceguildford.co.uk/guildford-borough-council-and-st-edward-homes-working-in-partnership-to-deliver-north-street-guildford/ ; https://www.getsurey.co.uk/news/surrey-news/documents-reveal-850-home-guildford-17293077 ; JV Thames Water at Slyfield https://www.getsurey.co.uk/news/surrey-news/slyfield-housing-project-hailed-groundbreaking-16372666 ; https://www.weysideurbanvillage.co.uk/ ; North Downs Housing Company Ltd https://www.guildford.gov.uk/article/19318/North-Downs-Housing-Ltd ; HRA Business Strategy https://www2.guildford.gov.uk/councilmeetings/documents/s12784/Item%2008%201%20-%20HRA%20Budget%20Report%202019-20%20-%20App%201%20-%20HRA%20Business%20Strategy%202019-20.pdf ; trading company Guildford Holdings https://suite.endole.co.uk/insight/company/10152910-guildford-borough-council-holdings-limited ; scrutiny report on Guildford http://democracy.gravesham.gov.uk/documents/s47347/2.%20Appendix%20Two%20-%20Draft%20Report%20-%20Review%20of%20proposed%20council-endorsed%20trading%20companies.pdf ; regeneration town centre https://www.guildford.gov.uk/article/20314/Town-Centre-Regeneration-Strategy ; https://www.getsurey.co.uk/news/surrey-news/guildfords-north-street-regeneration-scheme-19615369	Y	Y	160 homes being provided through redeveloped car park; supported 271 affordable homes » 77 new council homes built since 2014/15, with 51 more due for completion in 2018/19 » New housing company formed to provide homes across a range of tenures and first 15 properties let; acquiring more homes through housing company and HRA; by 2017, 303 affordable housing units granted consent for delivery by 2020 ; target 150 HRA homes 2015-2020 ; JV Berkeley Homes possibly up to 850 homes; JV Thames Water 1500 homes in Weyside Urban Village of which 40% affordable; North Downs Housing Company acquiring and letting – meeting affordable need; HRA expanding ; regeneration town centre masterplan 2800 homes
Hackney Company Hackney Homes JV with Berkeley Homes and Notting Hill genesis	L	Y	Y	Y	Council strategy 2018-2022 https://hackney.gov.uk/council-strategy ; housing strategy https://consultation.hackney.gov.uk/housing-regeneration-strategy/housing-strategy-2017/user_uploads/hds2549--hackney-housing-strategy-web-hr-v3-3.pdf ; JV Woodberry Down https://hackney.gov.uk/building-help ; housing delivery https://www.socialhousing.co.uk/insight/insight/carving-out-a-path-build-strategys-at-hackney-and-manchester-councils-62571 ; delivery by site https://hackney.gov.uk/building-where ; lettings company for living rent properties https://www.insidehousing.co.uk/news/news/hackney-council-sets-up-lettings-company-54143 ; HRA nos post 2019 https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091 ; property acquisition https://www.hackneycitizen.co.uk/2019/01/10/town-hall-over-60-million-worth-property-one-year/ ; community land trust https://r-urban-wick.net/events/a-community-land-trust-for-workspace-in-hackney-wick-and-fish-island	Y	Y	2850 affordable homes delivered 2015-2020; Woodberry Down JV delivering 5500 new homes; 500 properties Living Rent; 500 to 2030 through HRA ;
Halton JV with Cityheart	N W	N	N	Y	Property strategy https://modern.gov.halton.gov.uk/documents/s55383/Property%20Report%20V2.pdf ; Runcorn Town Deal https://www4.halton.gov.uk/Pages/business/regen/towndeal.aspx ; JV Cityheart	Y	N	Council seeking to provide 1000 homes as part of Runcorn Town Deal ; JV Cityheart 350 homes
Hambleton Company	YH	Y	N	Y	Council Strategy 2019-2023 https://www.hambleton.gov.uk/downloads/file/1747/hdc-council-strategy-2019-23 ; JV Central Northallerton Development Company Limited https://www.hambleton.gov.uk/budget-spending/statement-accounts/3?documentId=42&categoryId=20006#:~:text=Hambleton%20District%20Council%20curre	Y	N	2020/21 to deliver 315 homes ; homes above shops in town deal for Northallerton

LA Including company names and JV partners	R	2017	2011	2012	weblinks	J V	H R A	Indicative LA housing numbers from reports
Northallerton Development Company					ntly%20operates,is%20that%20of%20property%20development. ; https://www.hambleton.gov.uk/downloads/file/93/cndcl-report-and-financial-statements-2019-20 ; https://www.hambleton.gov.uk/news/article/44/castlehouse-construction-completes-phase-1-of-treadmills-regeneration-project-in-northallerton ; capital; programme and commercialisation https://www.hambleton.gov.uk/downloads/file/110/capital-programme-2019-2029 Town Deal https://www.hambleton.gov.uk/news/article/102/6-million-to-transform-northallerton ; commercialisation https://democracy.hambleton.gov.uk/documents/s8227/Commercialisation%20Strategy.pdf			
H and F Company HFS Developments LLP; Company HFS Developments 2 Ltd	L	Y	Y	Y	Council strategy https://www.lbhf.gov.uk/sites/default/files/section_attachments/lbhf-business-strategy-2018-22.pdf ; HRA business strategy http://democracy.lbhf.gov.uk/documents/s105145/190121%20Financial%20Strategy%20For%20Council%20Homes%20-%20FINAL%20for%20Cabinet.pdf ; HSF developments JV with Stanhope http://democracy.lbhf.gov.uk/documents/s105145/190121%20Financial%20Strategy%20For%20Council%20Homes%20-%20FINAL%20for%20Cabinet.pdf ; delivery of affordable homes https://www.lbhf.gov.uk/articles/news/2020/07/hf-council-leads-economic-recovery-185-new-genuinely-affordable-homes-white-city ; JV with A2Dominion for Civic Campus https://www.lbhf.gov.uk/articles/news/2020/01/civic-campus-set-rejuvenate-hammersmith ; capital strategy http://democracy.lbhf.gov.uk/documents/s112424/Four%20Year%20Capital%20Programme%202020%20to%202024%20and%20Capital%20Strategy%20202021.pdf companies https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far. ; regeneration White City, Hammersmith Town Centre https://www.lbhf.gov.uk/planning/regeneration-transforming-our-borough/hammersmith-regeneration-area , Fulham	Y	Y	2018-2022 build at least 1,500 genuinely affordable homes, prioritising larger flats and homes for families. At least 500 will be affordable part-ownership homes-to-buy, prioritising local residents; HSF 133 affordable homes ; 185 affordable for key workers with Imperial; 427 affordable homes on M and S warehouse site ; 89 affordable as part pf Westfield extension ; HSF 183 affordable home ; civic campus 204 new homes of which 52% affordable ; regeneration White City 5700 homes, Hammersmith town centre 2800 homes, Fulham 4000 homes
Hampshire CC JV Manydown	SE	Y	Y	Y	Joint Venture Trading company with Kent CC https://democracy.hants.gov.uk/issueDetails.aspx?IId=11843&StrategyId=0&Opt=3 ; JV with Basingstoke and Urban Civic https://www.constructionenquirer.com/2020/07/29/joint-venture-deal-signed-for-1-2bn-hampshire-housing-site/	Y	N	Manydown JV with Basingstoke and U and I for 3500 homes
Harborough	E M	N	Y	N	Seven Locks https://cmis.harborough.gov.uk/CMIS5/Document.ashx?czjKcaeAi5tUFL1DTL2UE4zNRBcoShgo=%2BoQj8Pi9dCZLwzG81Y%2FNprrQFmlDyO5xhZ9hKzs9hGBNgg5kf2F5w%3D&rUzwrRP%2BZ3zd4E7lkn8Lvw%3D%3D=pwRE6AGJfLDNIh225F5QMaQWctPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFfxsDGW9IXnl%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJff55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9Qj1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJff55vVA%3D ; Housing strategy	N	N	162 affordable homes with Seven Locks HA 2014-2015; 12 affordable homes with Stonewater HA ; regeneration 38 affordable homes on former council garage site

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V R A	Indicative LA housing numbers from reports	
					https://www.harborough.gov.uk/downloads/file/4431/a_strategy_for_housing_and_the_prevention_of_homelessness_and_rough_sleeping ; regeneration https://www.eastmidlandsbusinesslink.co.uk/mag/featured/market-harborough-affordable-homes-plan-given-the-go-ahead/ ;			
Haringey Haringey Housing Company	L	Y	Y	Y	Borough strategy 2019-2023 https://www.haringey.gov.uk/local-democracy/policies-and-strategies/borough-strategy ; housing https://www.haringey.gov.uk/local-democracy/policies-and-strategies/building-stronger-haringey-together/p1 ; HRA https://www.haringey.gov.uk/sites/haringeygovuk/files/p1-oc1-new-council-homes.pdf ; wholly owned housing company being established Haringey Housing Company Ltd that would also be a not for profit RP https://www.haringey.gov.uk/sites/haringeygovuk/files/p1-oc1-new-council-homes.pdf ; https://www.insidehousing.co.uk/news/news/haringey-council-to-invest-1bn-in-housing-over-five-years-60150 ; ALMO Homes for Haringey https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=59681 ; https://www.homesforharingey.org/about-us ; asset management strategy https://www.minutes.haringey.gov.uk/documents/s114283/AMP%20_appendix%201.pdf including HRA business strategy; ; JV with Lendlease closed 2018; regeneration Tottenham https://tottenham.london/#:~:text=Discover%20how%20Haringey%20Council%20plans,space%20to%20Tottenham%20by%202025.&text=From%20Seven%20Sisters%20to%20Northumberland,future%20plans%20for%20each%20area . Wood Green https://www.haringey.gov.uk/regeneration/wood-green/about-wood-green ; community land trust http://www.startharingey.co.uk/	N	Y	12 affordable homes 2018-19; target 1000 council homes 2019-2023 with 64 sites identified in March 2020 in the HRA programme , 331 council homes on site and also achieving numbers by acquisition; HRA housing cited as a result of change in Government's removal of borrowing cap; regeneration Tottenham 5000 homes, Wood Green 7700 homes,
Harlow Harlow Trading Company JV Countryside	E	Y	Y	Y	Council strategy 2020-2021 https://www.harlow.gov.uk/sites/default/files/documents/Harlow%20Council%20Council%20Strategy%202021.pdf ; housing strategy https://modern.gov.harlow.gov.uk/documents/s15429/Appendix%20A%20-%20Harlow%20Housing%20Strategy%20Summary%202020-2025.pdf ; JV Countryside and Home group https://www.harlow.gov.uk/news/new-tenants-move-phase-two-atelier-completed ; JV Kier buildings maintenance https://www.nhmf.co.uk/userfiles/files/C2BestContractHarlow.pdf moved to wholly owned Harlow LA Trading Company 2015 https://www.yourharlow.com/2015/10/09/work-to-transfer-kier-contract-at-harlow-council-underway/ ; HRA business strategy https://modern.gov.harlow.gov.uk/documents/s15115/Appendix%20A%20-%20HRA%20Business%20Strategy%202019-2049.pdf ; regeneration town centre https://www.harlow.gov.uk/news/proposals-released-support-harlow-town-centre-regeneration	Y	Y	Harlow and Gilston Garden Town will deliver 16,000 by 2033; plus 2600 homes elsewhere in Harlow; JV Countryside and Home group 346 new homes, comprising 93 social and 73 affordable homes for rent, 35 shared ownership homes and 145 private sale 2020; HRA 296 additional properties 2019-2024 – new build and acquisition; regeneration town centre 447 homes;
Harrogate Bracewell Homes	YH	Y	Y	Y	Council strategy 2018-2024 https://www.harrogate.gov.uk/downloads/file/644/council-strategy-2018-2024 ; Bracewell Homes WOC https://www.bracewellhomes.co.uk/ ; https://www.harrogateadvertiser.co.uk/news/bracewell-homes-new-details-emerge-about-harrogate-councils-new-commercial-housing-company-88642 ; https://www.harrogateadvertiser.co.uk/news/politics/council/harrogate-council-pumps-ps10m-housing-company-tackle-desperate-need-affordable-homes-2967776 ; agreed framework for delivery of s106 homes https://www.harrogate.gov.uk/downloads/file/1802/housing-development-partnership ; statement of accounts https://www.harrogate.gov.uk/downloads/file/1336/statement-	Y	Y	Bracewell homes 14 homes delivered and focus on affordable housing ; 2020 Bracewell purchased 52 homes and some homes developed and sold others in shared ownership; Homes England intervention on stalled sites 800 homes with 40% affordable; regeneration Ripon Barracks 1300 homes

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					of-accounts-2018-2019 ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; community land trust https://www.harrogateadvertiser.co.uk/news/why-harrogate-has-lot-do-affordable-housing-1366920 ; Homes England intervention https://www.pbctoday.co.uk/news/planning-construction-news/development-sites-in-harrogate/89429/ ; regeneration Ripon Barracks https://www.theplanner.co.uk/news/housing-application-submitted-for-ripon-barracks ; commercialisation https://democracy.harrogate.gov.uk/documents/s3919/Appendix%20A%20-%20Commercial%20Strategy.pdf			
Harrow Company Consilium holding company JV Wates Harrow Strategic Development Partnership	L	N	Y	Y	Council strategy 2020-2030 https://www2.harrow.gov.uk/documents/s141803/Council%20Strategy%20-%20appendix.pdf ; Harrow Ambition Strategy https://www2.harrow.gov.uk/documents/s149784/Harrow%20Ambition%20Strategy%202018.pdf ; Housing strategy https://www.harrow.gov.uk/downloads/file/26993/housing-strategy-2019-with-heading ; JV for three council owned sites https://harrowsdp.co.uk/ ; https://www.pbctoday.co.uk/news/strategyning-construction-news/development-partner-harrow/82314/ ; HRA business strategy https://www2.harrow.gov.uk/ieDecisionDetails.aspx?Id=62710 ; Consilium assets holding company for rentals and property management https://www2.harrow.gov.uk/(S(1bwain55pptpzair2v30wdir))/documents/s164365/Appendix%206%20-%20Council%20Trading%20Company%20Update%202019-20%20as%20at%20Quarter%203.pdf ; https://www2.harrow.gov.uk/documents/b26713/Second%20Supplemental%20Agenda%20Thursday%2020-Jun-2019%2018.30%20Cabinet.pdf?T=9 ; regeneration JV with Wates https://www.harrow.gov.uk/news/article/10828/next-chapter-in-harrow-multi-million-pound-regeneration-as-council-announce-development-partner ; commercialisation https://www2.harrow.gov.uk/documents/s128777/Commercialisation%20Strategy%202015-18.pdf	Y	Y	2016-17 800 new homes across borough; 51 new homes in PRS pilots by council; target 5400 homes 2017-2021; 500 new council homes by 2020; deliver 2000+ homes on Council land by 2027; launching a private lettings agency with portfolio of 500 homes ; 98 new council homes have been completed or are on site. Since 2016, 100 homes purchased for temp accommodation from the General Fund under the Property Acquisition programme, with a further 32 purchases planned. 8 homes have been purchased from the HRA for use as permanent housing. There is a target of 226 council home starts in 2019/20 and 639 new council homes built by 2022; JV with Wates Harrow Strategic Development Partnership 1500 homes across three sites ; HRA 659 new homes (BCHfL)
Hart	SE	Y	N	N	Council strategy 2017-2022 https://www.hart.gov.uk/sites/default/files/4_The_Council/About_the_council/Council%20Strategy%202017-2022.pdf ; housing strategy https://www.hart.gov.uk/sites/default/files/1_Residents/Housing/Housing%20Strategy%202020-2025%20-%20FINAL.pdf ; property services, FM, investment management and skills provided by five councils partnership https://www.hart.gov.uk/sites/default/files/4_The_Council/About_the_council/5_councils/5C%20marketing%20brochure%201016.pdf ; strategic property and land review underway https://www.hart.gov.uk/sites/default/files/4_The_Council/Council_meetings/A_January/20%2001%2021%20Capital%20Strateg%20TM%20Strategy%20Asset%20Mgt.pdf ; regeneration civic campus https://www.hart.gov.uk/sites/default/files/4_The_Council/Council_meetings/A_January/21%2001%2019%20PAPER%20B%20-%20Civic%20Reg%20Combined.pdf ; commercialisation	N	N	Support delivery 500 affordable homes between 2020 and 2025 through RPs; 40% affordable on all new sites ; 2015- 2019 361 affordable rented homes and 213 shared ownership homes were built in Hart, which exceeded Council's target of 100 homes pa; regeneration civic campus potential for housing being considered;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A		Indicative LA housing numbers from reports
					https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Corporate_policies/Hart%20Commercial%20Strategy%20Sept17.pdf ;			
Hartlepool	NE	N	Y	Y	Council strategy 2020-2023 ; housing strategy https://www.hartlepool.gov.uk/downloads/file/6609/housing_strategy_2019-2024_final ; HRA financing https://www.hartlepool.gov.uk/download/meetings/id/6613/download_the_agenda_and_reports ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; student accommodation trading account 09.03.20___Finance_and_Policy_Committee_Minutes_and_Decision_Record%20(1).pdf ; waterfront growth area part funded by Teesside MCA https://www.hartlepool.gov.uk/news/article/1525/major_boost_as_hartlepool_waterfront_regeneration_commences ;	Y	Y	Since 2015 there has been on average 326 net additional dwellings pa all tenures and providers; delivery of 176 affordable houses delivered between 2015 and 2018; reopened HRA and now have 326 homes in 2020 plus funding for 164 more including 50 acquisitions , 40 new build acquisitions from private developers, 74 new builds built on Council owned land.; further housing investment in town centre masterplan expected
Hastings Company Hastings Housing Company	SE	Y	Y	Y	Council strategy 2019-2020 https://www.hastings.gov.uk/content/my_council/decisions_how/pdfs/Hastings_Borough_Council_Strategy_2019.pdf ; Hastings Housing Company https://hastings.moderngov.co.uk/documents/s21704/Hastings%20Borough%20Council%20Housing%20Company.pdf ; https://www.hastingsinfocus.co.uk/2018/03/16/council-company-buys-its-first-town-centre-property/ ; https://democracy.gravesham.gov.uk/documents/s53631/2.%20Appendix%20Two%20-%20Examples%20of%20LATCos.docx.pdf ; assumed some new housing in Town Deal ; housing development https://hastings.moderngov.co.uk/ieDecisionDetails.aspx?ID=223 ; https://hastings.moderngov.co.uk/documents/s33625/LowerTierSiteBexhillRoadCabinetReport.pdf ; property investment https://www.hastings.gov.uk/content/my_council/budgets_finance/budgets_finance/capital_Strategy_2020-21_at_21_Jan_2020.pdf ; community land trust https://hastingsvoluntaryaction.org.uk/civicrm/profile/view?reset=1&id=33386&gid=19	Y	N	190 homes Bexhill developed by council 40% affordable with Keepmoat
Havant	SE	N	N	N	Regeneration strategy https://cdn.havant.gov.uk/public/documents/Have%20opportunity%20with%20Havant%20update%20March%202019.pdf ; community land trust https://emsworthclt.org.uk/	N	N	Working with RPs to deliver affordable homes on council sites ; 1600 homes sought in regeneration area with focus on council land; 96 affordable homes provided through s106 in 2020
Havering Company Mercury Holdings JV with Mercury Holdings	L	Y	Y	Y	Council strategy 2019-2020 https://www.havering.gov.uk/download/downloads/id/3117/havering_council_strategy_2019_-_2020.pdf ; new housing development https://www.havering.gov.uk/info/20201/building_new_homes_for_havering ; HRA business strategy https://democracy.havering.gov.uk/documents/s41900/Cabinet%20-%20HRA%20Business%20Strategy%20and%20Budget%202020%20-%202021%20v19.pdf ; Mercury Holdings https://www.heramanagementservices.co.uk/about-hera/hera-news/mercury-land-holdings-limited-works-partnership-hera-management-services-limited-bring-high-quality-prs-homes-	Y	Y	Affordable homes delivery 500 Rented homes, 175 Low Cost Home Ownership properties and 200 units made up of other forms of affordable housing. Bring forward Small Sites programmes; 3,500 new homes affordable rents, low Cost Home Ownership and private sale. land being used is owned by and will remain in Council ownership.

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					programme https://democracy.highpeak.gov.uk/mgAi.aspx?ID=9085 ; JV with Norse to deliver housing repairs https://democracy.highpeak.gov.uk/documents/s20281/Report.pdf ; HRA business strategy https://democracy.highpeak.gov.uk/documents/s11590/Appendix%20C%20-%20HRA%20Business%20Strategy%20201920%20to%20204849.pdf ; successful HIF bid https://www.highpeak.gov.uk/article/3470/Council-welcomes-2m-housing-boost ; growth strategy https://www.highpeak.gov.uk/media/2521/High-Peak-Growth-Strategy/pdf/Growth_Strategy_for_High_Peak_Hi_21.pdf?m=1513164835230 ; annual report https://www.highpeak.gov.uk/media/6237/High-Peak-Annual-Report-2019-20/pdf/High_Peak_Annual_Report_2019-20.pdf?m=1606904616313 ; AMR https://www.highpeak.gov.uk/media/6258/Annual-Monitoring-Report-2019-2020/pdf/AMR_2019-2020.pdf?m=1612451705990 ; council owned regeneration sites available for development https://www.highpeak.gov.uk/media/2265/Invest-in-High-Peak-Prospectus/pdf/Final_invest_in_High_Peak_P11_2.pdf?m=1502896685160			sites for sale approx. 1500 homes in total over 6 sites in Buxton
Hillingdon Hillingdon First Ltd	L	N	Y	Y	Hillingdon Improvement programme https://hillingdon.gov.uk/hip ; Hillingdon First Ltd https://www.boris-johnson.org.uk/news/work-begins-hillingdon-first-development ; St Andres Park https://modgov.hillingdon.gov.uk/documents/s45325/4168%20FINAL%20REPORT.pdf ; MTFs ; disposals mylondon.news/news/west-london-news/hillingdon-council-sold-20m-property-15930731 ; estate regeneration in Hayes seeking JV partner https://modgov.hillingdon.gov.uk/documents/s49498/09%20-%20REPORT%20Cabinet%20Report%20v2%20Hayes%20Options%20appraisal%20011020.pdf ; commercialisation https://modgov.hillingdon.gov.uk/documents/b10874/Cabinet%20Agenda%20B%20The%20Councils%20Budget%20202021%2017th-Dec-2019%2019.00%20CABINET.pdf?T=9 ;	N	Y	Hillingdon First Ltd 31 new homes 2020; 1926 homes St Andrew's Park approved 2012 and being delivered in phases; HRA h property numbers increasing by 189 as 230 properties are sold and 419 developed or acquired 2021-2025; estate regeneration in Hayes in process – expected through JV partner
Hinckley and Bosworth Company Hinckley & Bosworth Development Lt	E M	Y	N	N	Statement of commitment https://www.hinckley-bosworth.gov.uk/statementofcommitment housing strategy https://www.hinckley-bosworth.gov.uk/downloads/file/6252/housing_strategy_2018_-_2023 ; new affordable homes https://www.hinckley-bosworth.gov.uk/press/article/1895/residents_move_into_new_council_homes HRA capital programme https://moderngov.hinckley-bosworth.gov.uk/documents/s14088/Capital%20programme%20report.pdf ; growth strategy https://www.hinckley-bosworth.gov.uk/downloads/download/1546/strategic_growth_strategy ; regeneration Earl Shilton SUE https://www.hinckley-bosworth.gov.uk/info/200079/regeneration/871/key_site_-_earl_shilton_sue	N	Y	68 affordable homes delivered in 2018, of which the council will manage 30 and others to RPs; funding to increase new build in HRA – one scheme 24 homes; regeneration SUE Earl Shilton 1550 homes
Horsham Horsham District Homes	SE	Y	Y	Y	Council strategy 2019-2023 https://www.horsham.gov.uk/_data/assets/pdf_file/0007/71854/HDC-Council-Strategy-2019-23.pdf ; Horsham Growth Deal https://www.westsussex.gov.uk/media/12128/horsham_growth_deal.pdf ; property investment https://horsham.moderngov.co.uk/ieDecisionDetails.aspx?ID=146 ; affordable homes https://www.wscountytimes.co.uk/news/opinion/horsham-district-council-provided-highest-number-affordable-homes-west-sussex-983272 ; Horsham District Homes Ltd https://www.horsham.gov.uk/horshamdistricthomes#:~:text=Horsham%20District%20Homes%20is	N	N	New Homes North Horsham 2,750 homes in Horsham Growth deal and also 2400 homes in wider Horsham area and 300 homes in Hurst Road ; 84 affordable homes being developed through RPs; Horsham District Homes has built 5 homes by 2020; 750 affordable homes built 2016-2019 through policies; regeneration site owned by West Sussex for 300 homes

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
					%20an,affordable%20housing%20in%20the%20District&text=providing%20a%20financial%20return%20to,housing%20and%20in%20District%20facilities ; https://www.horsham.gov.uk/news/2019/12/first-new-affordable-homes-to-be-delivered-by-district-council-owned-housing-company ; regeneration West Sussex CC JV with Muse https://www.westsussex.gov.uk/about-the-council/how-the-council-works/partnership-work/horsham-enterprise-park/ ; community land trust https://northhorsham-pc.gov.uk/community-land-trust/			
Hounslow Company Lampton 360	L	Y	Y	Y	Council strategy 2021 https://www.hounslow.gov.uk/downloads/file/156/council_strategy ; housing strategy https://www.hounslow.gov.uk/news/article/793/housing_strategy_2019-24 ; JV 26 berth marina https://www.hounslow.gov.uk/info/20070/business/1205/council_property/2 ; JV housing company Lampton 360 https://www.hounslow.gov.uk/info/20070/business/1205/council_property/2 ; partnership https://unitedliving.co.uk/casestudies/hounslow-homes/ ; Holding company Lampton 360 Holding group https://www.lampton360.co.uk/ ; property https://www.lampton360.co.uk/property360/ ; regeneration https://www.hounslow.gov.uk/info/20061/regeneration ; Brentford https://www.hounslow.gov.uk/info/20061/regeneration/1243/brentford_town_centre_regeneration , Feltham town centre https://www.hounslow.gov.uk/info/20061/regeneration/1245/feltham_town_centre_regeneration , Chiswick https://www.ianvisits.co.uk/blog/2021/01/21/tfl-gets-approval-for-852-new-homes-in-acton/ ; commercialisation https://democraticservices.hounslow.gov.uk/documents/s131891/Item%207%20Future%20Shape%20of%20Councils.pdf ;	Y	Y	Secure 5,000 affordable homes, of which 3,000 should be new council and housing association homes for social rent, and 2,000 for shared ownership and other affordable housing products and 14,500 homes to be built in the borough 2019-2024; HRA 600 -1000 homes. 2019-2024; 2014-2018 3,297 social/affordable rented homes and shared ownership units, ; including new Council housing, exceeding the Pledge to build 3000 affordable units set in the strategy; major programme for new build in HRA business strategy; HRA 1,240 additional units between 2019 and 2026 ; Lampton Property buy and/or develop a minimum of 1,500 homes between 2016-2022, based on 40% private sale, 40% affordable, and 20% for private rent; regeneration MoL housing zone Hounslow Town Centre 3,500 homes, Brentford 900 homes, Feltham town centre 3300 homes, Chiswick 850 homes
Hull City Council JV with Wykeland Beal JV Keepmoat JV Citywide with Strat homes, Keepmoat, Home group and Priority space	YH	Y	Y	Y	Council Strategy 2018-2022 https://cmis.hullcc.gov.uk/cmisis/Portals/0/Council%20Strategy/Hull%20City%20Council%20Council%20Strategy%202018-2022.pdf?ver=2019-02-12-110026-997 ; housing strategy http://www.hull.gov.uk/sites/hull/files/media/Editor%20-%20Housing/Hull%20Housing%20Strategy%202017%20%202020%20aw%20P4.pdf ; housing action strategy http://www.hull.gov.uk/sites/hull/files/media/Editor%20-%20Housing/Housing%20Strategy%20Action%20Strategy.pdf ; Housing Growth Strategy to deliver what market does not http://www.hull.gov.uk/sites/hull/files/media/Housing%20Growth%20Strategy.pdf ; Fruit Market LLP https://www.hullcnews.co.uk/15/11/2019/how-16m-arco-head-office-in-hulls-fruit-market-will-look/ ; regeneration using housing http://www.hull.gov.uk/housing/housing-regeneration-and-development/new-house-building-and-regeneration West hull JV Keepmoat and JV Citywide Partnership	Y	Y	JVs Compendium for 2677 homes in Ings area and with Keepmoat Homes for the Newington and St Andrews area will deliver over 4,000 new homes including 1400 replacement homes; JV Wykeland Beal in City Centre providing 269 homes of 2500 expected; elsewhere 3400 to 2030; HRA pipeline of 120 homes pa for 5 years i.e. to 2023 i.e. 600 homes; overall 3500 by 2028; regeneration West Hull JV Keepmoat 1425 new homes, JV Citywide Partnership 400 homes plus 242 homes in scheme development

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Huntingdon Company HDC Ventures Ltd	E	Y	Y	Y	Council strategy 2019 https://www.huntingdonshire.gov.uk/media/3921/council-performance-report-january-to-march-2019.pdf ; housing strategy https://www.huntingdonshire.gov.uk/media/2765/housing-strategy-2020-2025.pdf ; Trading company https://applications.huntingdonshire.gov.uk/moderngov/ieDecisionDetails.aspx?Id=11358 HDC Ventures Ltd and commercialisation https://hdcventures.co.uk/ ; Arc policy paper https://www.gov.uk/government/publications/strategyning-for-sustainable-growth-in-the-oxford-cambridge-arc-spatial-framework/strategyning-for-sustainable-growth-in-the-oxford-cambridge-arc-an-introduction-to-the-spatial-framework ; property investment https://applications.huntingdonshire.gov.uk/moderngov/documents/s101250/Item%205%20-%20Appendix%203%20-%20Investment%20Strategy%202019-20.pdf ; regeneration market towns https://huntingdonshire.gov.uk/news/council-budget-20212022/ St Neots https://www.stneotsmasterplan.co.uk/reports/st-neots-masterplan-for-growth.pdf , https://www.huntspost.co.uk/news/local-council/more-funding-secured-for-st-neots-transformation-7876182 ; community land trust https://www.cambridgeshirechamber.co.uk/huntingdonshire/first-of-its-kind-ground-breaking-scheme-for-new-homes-in-great-staughton/	N	N	Supported 873 affordable homes 2017-20; MCA starter homes policy; regeneration St Neots 4000 homes with support from MCA, Towns Fund etc
Hyndburn JVs with Barnfield JV Place First and Together Housing Group	N W	N	Y	Y	Council strategy 2018-2023 https://www.hyndburnbc.gov.uk/download-package/council-strategy-2018-to-2023/ ; JVs https://democracy.hyndburnbc.gov.uk/documents/s1592/Commercial%20Joint%20Ventures.pdf Globe Enterprise Limited, • Barnfield and Hyndburn Limited • Barnfield and Hyndburn Partnership. The first two are companies as defined under the Companies Acts 1985 and 2006. The third is a partnership governed by the Partnership Act 1890 all three developing housing; also shown as part of Barnfield group https://www.barnfieldconstruction.co.uk/about-barnfield-construction/our-companies/ ; 2020 council sold stake in Globe enterprises https://www.lancashiretelegraph.co.uk/news/18300018.hyndburn-council-sells-globe-enterprises-stake-hussain-family/ ; Huncoat garden village http://www.huncoatgardenvillage.co.uk/ ; https://democracy.hyndburnbc.gov.uk/mgAi.aspx?ID=4054 ; land disposal https://democracy.hyndburnbc.gov.uk/mgIssueHistoryChronology.aspx?Id=5573&Opt=2 for homes ; Canalside https://www.lancs.live/news/lancashire-news/what-canalside-housing-development-rishton-17497551 ; sale of Clayton Triangle https://democracy.hyndburnbc.gov.uk/ieListDocuments.aspx?Clid=133&Mid=2310 ; https://www.lancashire.gov.uk/media/497020/Burnley-Pendle-Growth-Corridor-Stage-1-Report.pdf ; collaboration with Keepmoat https://www.lancs.live/news/lancashire-news/48-new-affordable-homes-set-17638860 ; https://www.insidermedia.com/news/north-west/keepmoat-gets-started-on-38m-hyndburn-scheme ; statement of accounts https://democracy.hyndburnbc.gov.uk/documents/s14155/Pre-Audit%20Draft%20Statement%20of%20Accounts%202019-20%20as%20at%2019-11-20%20to%20Audit%20Committee.pdf ; JV PlaceFirst and Together Housing group https://www.hyndburnbc.gov.uk/woodnook-3/	Y	N	1500-2000 homes proposed in Huncoat Garden Village; Lynwood Playing fields 270 homes after disposal; Rishton Canalside 59 homes with RP; 48 +217 affordable homes with Keepmoat partnership; Other Council land being sold for residential development in 2020 - 2022: are at various stages of project development – ♣ Yorkshire St – planning permission is in place for 14 shared ownership homes to be developed by Onward. ♣ Miller Fold – planning permission is in place for 46 homes for sale by Gleeson Homes . ♣ Albert Mill – outline planning consent is in place for 45 homes for sale. ♣ Springhill Village – proposals for 48 new affordable homes for rent by Keepmoat Homes St – proposals for 46 new affordable homes for rent by Building for Humanity

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Ipswich Company Handforth Homes JV with Orwell HA	E	Y	Y	Y	Council strategy 2017 https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/corp_strategy_for_web_updated.pdf ; Ipswich Borough Assets (IBA) commercial property company https://www.ipswich.gov.uk/content/iba-extends-property-portfolio ; housing strategy action strategy https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/appendix_1_-_2019-24_-_action_strategy.pdf ; Handforth Homes housing company ; Local Strategy statement of common ground between council and Handforth Homes https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf ; https://www.ipswich.gov.uk/content/strategys-40-more-council-homes-unveiled ; first 200 affordable by council 2018 https://www.ipswichstar.co.uk/news/ipswich-to-build-200-council-homes-2803904 ; Ipswich Garden Suburb https://www.ipswichstar.co.uk/news/ipswich-garden-suburb-at-henley-gate-latest-2882256 ; regeneration with Handforth homes https://www.ipswich.gov.uk/content/plans-40-more-council-homes-unveiled ; riverside scheme https://www.ipswichstar.co.uk/news/housing/ipswich-borough-council-grafton-way-173-homes-approval-6852146 ; riverside scheme Persimmon https://www.ipswichstar.co.uk/news/housing/ipswich-griffin-wharf-35-homes-approved-for-persimmon-7889922 ; Winerack area JV HE, LEP and Ipswich Wharf Development https://labmonline.co.uk/news/ipswichs-winerack-project-reveals-its-new-facade/ ; JV with Orwell Housing Association https://www.theconstructionindex.co.uk/news/view/green-ipswich-housing-development-is-multiple-award-winner ; community land trust https://www.itfctrust.co.uk/ ;	Y	Y	Council proposals affordable housing target 1,000 homes 2017-2027 by council on own and acquired sites and first 200 delivered in 2018; in 2020 Handforth Homes have 237 homes in development on identified LP sites; plus 60 delivered in 2019/2020; 3500 homes in Ipswich Garden Suburb; regeneration with Handforth Homes 60 homes; riverside scheme for 173 homes rather than foodstore retail; riverside Persimmon 141 homes, Winerack area 150 homes; JV with Orwell HA 36 homes;
Isle of Wight JV with Vectis HA	SE	N	N	Y	Council strategy 2017-2020 https://www.iow.gov.uk/documentlibrary/view/council-strategy-2017-2020 ; housing strategy https://www.iow.gov.uk/Meetings/committees/Policy%20and%20Scrutiny%20Committee%20for%20Neighbourhoods%20and%20Regeneration/6-2-20/PAPER%20C%20-%20Appendix%20A%20Final%20Draft%20Housing%20Strategy.pdf ; JV with Vectis HA https://www.iow.gov.uk/news/Trail-blazing-scheme-to-set-the-standard with LEP funding; LLP Public Sector Partnerships (PSP Group / JV https://www.iow.gov.uk/Meetings/committees/cabinet/13-6-19/PAPERDAppendix1RegenerationStrategy.pdf and establishing specific housing development company for affordable homes https://onthewight.com/isle-of-wight-council-consider-setting-up-company-to-build-affordable-homes/ ; regeneration JV Branstone Farm https://www.iow.gov.uk/news/New-beginning-for-Branstone-Farm ; Newport https://www.countypress.co.uk/news/19152953.camp-hill-east-cowes-newport-harbour---iw-council-wishlist/ ; Island Investment Plan https://www.countypress.co.uk/news/19152953.camp-hill-east-cowes-newport-harbour---iw-council-wishlist/ ;	Y	N	0 affordable housing completions in 2018-19; JV Vectis 42 affordable homes ; want to build 1,000 affordable homes built 2020- 2025 council taking on 24 homes from developer; regeneration JV Vectis HA Branstone Farm eco-hamlet 42 affordable homes with funding from LEP; regeneration Camp Hill 1500 homes partly council owned land; Newport Harbour 300 homes; East Cowes waterfront 100 homes; Shanklin Spa 32 new homes;
Isles of Scilly								
Islington	L	N	N	N	Council strategy 2018-2022 https://www.islington.gov.uk/about-the-council/vision-and-priorities ; HRA targets post 2019 https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091 ; council building housing https://www.islington.gov.uk/housing/housing-development-and-involvement/new-building/where-we-are-building ; completed housing development https://www.islington.gov.uk/housing/housing-	N	Y	350 new build homes by 2022; 890 to 2024 in HRA; building on a range of sites;

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://democracy.islington.gov.uk/documents/s22859/Appendix%20C%20Draft%20statement%20of%20accounts%202019_20.pdf ; commercialization https://democracy.islington.gov.uk/documents/s2155/Commercial%20and%20Income%20Maximisation%20SID%20Version%204.pdf ;			
Kensington and Chelsea	L	Y	N	N	Council strategy 2017 https://www.rbkc.gov.uk/committees/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=u1LSmxDWohGctGF%2B/AeBMjpvZrxZdxaduOR0HigCLmbYPxeEzV3Cg%3D%3D&rUzwRPf%2BZ3zd4E7Ik n8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWctPHwdhUfCZ/LUQzgA2uL5jNRG4jdQ%3D%3D&mC TlbCubSFfXsDGW9IXnlg%3D%3D=hFfIUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFfIU dN3100%3D&uJovDxwdjMPoYv%2BAJvYtvA%3D%3D=ctNJfF55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA %3D%3D=NHdURQburHA%3D&d9Qji0ag1Pd993isyOJgFvmyB7X0CSQK=ctNJfF55vVA%3D&WGewmo AfeNR9xqBux0r1Q8Za60lavYmz=ctNJfF55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=c tNJfF55vVA%3D ; housing strategy https://www.rbkc.gov.uk/housing/get-involved/housing-strategy-and-action-strategy https://www.rbkc.gov.uk/sites/default/files/atoms/files/Housing%20Strategy%20Action%20Strategy%202020-2021.pdf ; ALMO closed 2017; building additional floors to meet target https://www.insidehousing.co.uk/news/news/rbkc-considers-building-extra-homes-on-top-of-existing-blocks-to-save-money-62947	N	Y	Commitment to providing 600 homes on council land of which 300 new social homes (HRA) with 94 on site 2019; ; buying back 30 RTBs 2020-2024;
Kent CC	SE	Y	Y	N	Council recc to establish a housing JV https://www.kent.gov.uk/_data/assets/pdf_file/0017/110339/Affordable-Housing-Select-Committee-report.pdf which was accepted https://democracy.kent.gov.uk/documents/s100561/Affordable%20Housing%20Select%20Committee%20Report%20-%20Response%20-%20Scrutiny%20Committee.pdf with focus on affordable housing; property investment https://www.kent.gov.uk/_data/assets/pdf_file/0013/91111/Budget-report-investment-strategy.pdf	N	N	
Kings Lynn and WN Company West Norfolk Housing Company JV with Norfolk CC	E	Y	Y	Y	JV with Norfolk CC for housing https://www.west-norfolk.gov.uk/info/20010/regeneration/395/nar_valley_park_housing ; Town Investment Strategy https://www.west-norfolk.gov.uk/news/article/887/vision_for_king_s_lynn_could_bring_25m_in_transformational_funding ; https://www.visionkingslynn.co.uk/ ; West Norfolk Housing Company (WNHC) https://www.lynnnews.co.uk/news/west-norfolk-council-cabinet-to-hear-proposals-for-10m-social-housing-loan-9006592/ and is an RP https://www.west-norfolk.gov.uk/news/article/584/new_self-contained_temporary_accommodation_in_broad_street_king_s_lynn_completed ; regeneration Parkway https://www.west-norfolk.gov.uk/info/20171/major_housing_project ; Nar Valley JV with Norfolk CC https://www.west-norfolk.gov.uk/info/20010/regeneration/395/nar_valley_park_housing ; Hunstanton with One Public Estate https://www.west-norfolk.gov.uk/info/20010/regeneration/774/consultation_-_hunstanton_southern_seafront_masterplan ; Burnham https://www.west-norfolk.gov.uk/info/20010/regeneration/784/consultation_-_sutton_estate_burnham_market ;	Y	N	JV with NCC 162 homes using MMC; WNHC acquiring 103 homes 2018-2021; regeneration Parkway 380 homes; Nar Valley 162 homes; Hunstanton with OPE 92 homes; Burnham 9 homes; Nelson Quay 435 homes and council invested in site clearance and preparation;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					Nelson quay Kings Lynn https://www.west-norfolk.gov.uk/info/20010/regeneration/521/nelson_quay			
Kingston upon Thames JV with L&G JV with Countryside Homes	L	Y	Y	Y	Council strategy 2019-2023 https://modern.gov.uk/kingston.gov.uk/documents/s82650/B_Annex%201_Council%20Strategy.pdf ; JV with Countryside Homes https://www.room151.co.uk/151-news/kingston-set-to-push-ahead-with-800m-regeneration-iv/ for Cambridge Road estate http://www.cambridgeroadestate.com/ property investment company to be established? https://www.room151.co.uk/resources/kingston-looks-to-set-up-company-to-buy-68m-of-commercial-property/ : Guildhall Capital https://modern.gov.uk/mgAi.aspx?ID=40375 ; JV with Land G for PRS https://www.housingtoday.co.uk/news/kingston-council-creates-trading-arm-to-run-privately-rented-homes/5104397.article ; HRA homes https://www.surreycomet.co.uk/news/18932554.new-council-homes-strategy-announced-kingston/ ; regeneration https://www.mylondon.news/news/south-london-news/6-things-set-change-face-17548900 including Homebase site ; Tolworth Tower, Canbury Place car park, Kingston Hospital Eden Quarter https://www.theconstructionindex.co.uk/news/view/go-ahead-for-400m-kingston-town-centre-scheme#:~:text=The%20development%20includes%20380%20homes,and%20remodelling%20the%20Memorial%20gardens. ; Cocks Crescent https://www.mylondon.news/news/west-london-news/kingston-new-malden-property-homes-17767938 ; proposal for community land trust Chessington https://www.mylondon.news/news/west-london-news/up-2500-new-homes-could-19066097	Y	Y	HRA 2,000 homes including many more council homes than previously planned' JV with L and G 79 homes; 100 HRA homes with support from MoL; regeneration Eden Quarter 380 homes; Cocks Crescent 400 homes JV with L&G – council owns some land; Homebase site 297 homes; Tolworth Tower 261 flats; Canbury Place carpark 445 apartments; Kingston Hospital Development 128 homes; Chessington 1500-2500 homes;
Kirklees	YH	N	Y	Y	Housing strategy https://www.kirklees.gov.uk/beta/housing/pdf/kirklees-housing-strategy.pdf ; Growth Strategy https://www.kirklees.gov.uk/beta/delivering-services/pdf/economic-strategy.pdf#:~:text=Our%20focus%20is%20on%20growing,of%20skills%2C%20income%20and%20wellbeing. https://www.examinerlive.co.uk/news/west-yorkshire-news/10000-new-homes-set-built-17601102 regeneration Huddersfield and Dewsbury https://www.kirklees.gov.uk/beta/investment-and-regeneration/index.aspx	N	Y	2019-2024 supporting 10,000 homes within 5 years in line with the Local Strategy, 1,000 of them on Council land; regeneration Huddersfield uncertain number of homes and Dewsbury 3500 homes
Knowsley	N W	N	N	N	Council strategy 2020-21 http://councillors.knowsley.gov.uk/documents/s64698/Item%204%20-%20Appendix%20One%20-%20Knowsley%202030%20draft%20for%20consideration%20-%20Better%20Together%20Board.pdf?StyleType=standard&StyleSize=none ; garden village https://www.knowsley.gov.uk/your-council/policies-strategys-and-strategies/key-strategys-and-strategies/halsnead-garden-village ; housing strategy http://www.knowsley.gov.uk/knowsleycouncil/media/Documents/knowsley-housing-strategy-2016-2021-building-on-success.pdf ; affordable housing primarily delivered through planning; regeneration https://www.knowsley.gov.uk/residents/regenerate-knowsley ; Stockbridge village https://www.placenorthwest.co.uk/news/forhousing-starts-stockbridge-village-homes/#:~:text=Of%20the%2024%20homes%2C%2018,architect%20is%20Eden%20Building%20Design.	N	N	Supporting more than 4,000 new homes across the borough between 2020 and 2030. These will include Halsnead Garden Village in Whiston which brings an additional 1,600 new homes, The East of Halewood development brings up to 1,500 new homes ; target 405 affordable homes through market housing ; regeneration Kirby 71 new homes; Stockbridge 24 homes partly funded through HE;
Lambeth Company	L	Y	Y	Y	Housing strategy https://www.lambeth.gov.uk/sites/default/files/ho-housing-strateg-2-july-2017.pdf ; partnership with 10 RPs https://love.lambeth.gov.uk/lambeth-housing-partnership/ ; company Homes for Lambeth group holding company and an RP https://www.homesforlambeth.co.uk/ ; HfL	Y	Y	Build 1,000 extra homes at a council rent; HfL building approx. 1085 homes mixed tenures and development programme of 4500 homes of which 1196 affordable by

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports	
Lambeth Holding Group Company Homes for Lambeth (HfL)					group business strategy https://d3n8a8pro7vhmx.cloudfront.net/lambethhousingregen/pages/6119/attachments/original/1594832714/HfL_business_strategy_2020_to_2023-min.pdf?1594832714 ; https://d3n8a8pro7vhmx.cloudfront.net/lambethhousingregen/pages/6119/attachments/original/1584721495/Report_Back_2019_to_2020_-_Appendix_B_-_Final.pdf?1584721495 HRA business strategy https://beta.lambeth.gov.uk/about-council/transparency-open-data/financial-information/housing-revenue-account-business-strategy ; budget https://modern.gov.uk/documents/s124269/Budget%20Report%20Feb%202021.pdf ; Real Lettings property Fund https://love.lambeth.gov.uk/lambeth-council-invests-30million-housing-homeless/ ; regeneration https://beta.lambeth.gov.uk/housing/regeneration-projects/regeneration-activity-lambeth ; community land trust https://www.londonclt.org/lambeth				2026; HRA delivery expected to be mainly through HfL; regeneration Brixton 500+ new homes, Waterloo 1900 new homes, Vauxhall 3500 new homes; Oval and Kennington 1250 new homes;
Lancashire JV with Maple Grove	N W	N	N	Y	JV with Maple Grove https://www.lancashire.gov.uk/news/details/?id=PR20/0051 ; https://www.lancashire.gov.uk/council/organisation-and-partnerships/partnerships/city-deal/lancashire-central-cuerden/	Y	N	JV with Preston and South Ribble 201 homes part funded by LEP and City Deal	
Lancaster JV for canal Quarter	N W	N	Y	Y	JV for the Canal Quarter https://www.placenorthwest.co.uk/news/lancaster-raring-to-get-on-with-250m-canal-quarter/ ; https://www.lancaster.gov.uk/sites/canal-quarter ; HRA business strategy https://committeeadmin.lancaster.gov.uk/documents/s76065/Housing%20Revenue%20Account%20and%20Capital%20Programme%20report.pdf ; Garden Village https://www.lancs.live/news/lancashire-news/lancasters-housing-boom-through-13000-18527019 ; https://www.bairrigggardenvillage.co.uk/ ; investment strategy https://committeeadmin.lancaster.gov.uk/documents/s71976/Property%20Investment%20Strategy%20draft%20APPENDIX%20A.pdf ; regeneration Luneside East http://www.lancaster.gov.uk/sites/regeneration/luneside-east-regeneration-project ; community land trust https://lunevalleyclt.org/affordable-housing/	Y	Y	Canal quarter 100-200 homes; social value procurement in HRA; Bailrigg Garden Village 3500 homes; regeneration Luneside East Persimmon given permission for 149 new dwellings;	
Leeds JV with Helios JV for architectural services JV for MMC JV with Clarion	YH	N	Y	Y	Council strategy 2020-2025 https://www.leeds.gov.uk/docs/BCP%202020-2025.PDF ; HRA post 2019 https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091 ; Housing Board and housing partnership https://www.leeds.gov.uk/housing/housing-strategy/leeds-housing-strategy ; JV Helios https://heliosrealestate.com/helios-chosen-in-jv-by-leeds-city-council/ ; JV architectural services https://www.insidermedia.com/news/yorkshire/65438 JV housing MMC https://labmonline.co.uk/news/leeds-city-council-wates-living-submit-strategys-uks-largest-modular-council-housing-development/ ; HRA Business strategy https://democracy.leeds.gov.uk/documents/s156340/HRA%20Business%20Strategy%20Report%20Appendix%201%20V2%20130317.pdf ; https://www.aplawyers.co.uk/site/about/apl_firms_news/leeds-city-council-plots-55m-council-housing-spend property investment https://westleedsdispatch.com/leeds-council-spends-75-million-on-property-investment/ ; regeneration with Engie https://www.engie.co.uk/about-us/references/leeds-housing-regeneration/ ; Leeds West with Clarion https://westleedsdispatch.com/city-reach-major-west-leeds-regeneration-site-set-for-200-million-	Y	Y	1500 HRA 2020-2025 at 300 pa; JV Helios 350 apartments and 505 student rooms ; 28 homes with JV using MMC; 100 HRA homes delivered 2017; increase in HRA homes after cap removal; regeneration with Engie remodel and refurbish 1,245 properties, build 388 new home, with Clarion 1000 homes plus student accommodation; South Bank Leeds 8000 homes; East Leeds with Keepmoat and Strata 1700 homes; City Centre McAlpine 245 new homes;	

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					redesign/ , South Bank Leeds https://www.publicsectorexecutive.com/Northern-Powerhouse/leeds-council-approves-plans-for-one-of-europes-largest-regeneration-schemes , East Leeds https://www.aplawyers.co.uk/site/about/apl_firms_news/work-begins-on-140m-east-leeds-regeneration-scheme ; city centre https://bdaily.co.uk/articles/2021/02/01/245-new-homes-to-be-built-at-historic-central-leeds-site-in-57m-development community land trust https://leedscommunityhomes.org.uk/ ;			
Leicester Company Housing Leicester Ltd JV Keepmoat	E M	Y	Y	Y	HRA budget report https://www.leicester.gov.uk/media/179345/housing-revenue-account-budget-report-2018-2019.pdf ; JV Keepmoat https://news.leicester.gov.uk/news-articles/2020/november/work-begins-on-300-new-homes-at-waterside/ ; Housing Leicester Ltd WOC https://www.leicestermercury.co.uk/news/leicester-news/hundreds-new-council-homes-built-1895685 ; https://www.leicestermercury.co.uk/news/leicester-news/pictures-6-sites-leicester-city-1905758 ; https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/my-vision/homes-for-all/increasing-affordable-housing/ ; https://news.leicester.gov.uk/news-articles/2020/september/new-houses-completed-in-first-phase-of-council-building-project/ ; https://news.leicester.gov.uk/news-articles/2021/february/latest-homes-completed-as-part-of-council-house-building-programme/ ; https://news.leicester.gov.uk/news-articles/2019/november/huge-investment-to-fund-400-new-council-homes/ ; https://news.leicester.gov.uk/news-articles/2019/may/7million-set-to-be-invested-to-provide-new-council-housing-in-city/ ; property http://www.cabinet.leicester.gov.uk/documents/s100167/Investment%20Strategy.pdf ; Ashton Green https://news.leicester.gov.uk/news-articles/2021/march/works-begins-on-next-phase-of-house-building-at-ashton-green/ ;	Y	Y	JV Keepmoat 300 homes ; 370 homes through Housing Leicester Ltd; 1500 affordable homes 2019-2023 of which 400 new council homes through HRA; Ashton Green council land and promoter, Kier Living constructor 3000 homes in total scheme;
Leicestershire CC JV	E M	N	N	Y	Council strategy https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2021/2/1/LCC-Strategic-Strategy-2018-22.pdf ; JV https://www.insidermedia.com/news/midlands/joint-venture-strategy-for-major-homes-scheme-approved ; property investment https://www.leicestershire.gov.uk/news/programme-of-wise-investment-continues-to-help-protect-council-services	Y	N	JV for 3500 homes in Lutterworth
Lewes¹¹ Company Lewes Housing Investment Co Ltd; Company Aspiration Home	SE	Y	Y	Y	Council strategy 2020-2024 https://www.lewes-eastbourne.gov.uk/about-the-councils/council-strategys/?assetdeta5a592d5-b874-40fd-a0ea-dc700cb8057f=286143 ; HRA Business strategy https://democracy.lewes-eastbourne.gov.uk/ieDecisionDetails.aspx?AId=8037 ; Aspiration homes with Eastbourne https://www.lewes-eastbourne.gov.uk/eastbourne-borough-council-news/new-landmark-development-of-affordable-homes-unveiled/ ; corporate asset management strategy https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/259505.pdf ; Lewes Housing Investment company https://www.lewes-eastbourne.gov.uk/about-the-councils/wholly-owned-companies-and-other-incouncild-entities/ ; community land trust https://www.lewesclt.com/aboutus	Y	Y	200 new additional council houses and 300 new affordable homes using national definitions, moving towards truly affordable between 2020-24; council also purchasing properties ; 102 under construction, 13 purchased in 2020 and assumption of 22 purchases pa after; Aspiration Homes with Eastbourne 215 2021-2022;

¹¹ Works jointly with Eastbourne Council

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Lewisham ALMO Lewisham Homes JV with Grainger	L	N	Y	Y	Council strategy 2018-2022 https://lewisham.gov.uk/mayorandcouncil/council-strategy ; housing strategy https://lewisham.gov.uk/myserVICES/housing/housing-strategy-and-policies/housing-strategy ; new homes programme https://lewisham.gov.uk/inmyarea/regeneration/building-affordable-homes ; Building for Lewisham programme https://lewisham.gov.uk/articles/news/building-for-lewisham-housing-programme-launch ; https://www.lewishamhomes.org.uk/new-homes/ ; MMC with MoL funding https://lewisham.gov.uk/articles/news/lewisham-council-granted-gla-funding-to-build-new-social-homes ; Lewisham Homes ALMO and company https://www.lewishamhomes.org.uk/ ; JV Besson Street with Grainger https://www.egi.co.uk/news/grainger-and-lewisham-council-in-new-cross-gate-join-venture/ Lewisham Grainger Holdings https://www.constructionenquirer.com/2018/11/08/grainger-signs-london-council-jv-for-300-home-scheme/ ; https://www.housingtoday.co.uk/news/graingers-lewisham-jv-wins-strategyning-for-324-home-scheme/5107453.article regeneration north of borough https://londonnewsonline.co.uk/controversial-demolition-in-new-cross-as-part-of-plans-to-build-thousands-of-new-homes/ ; commercialisation https://councilmeetings.lewisham.gov.uk/mgAi.aspx?ID=22816 ; community land trust https://www.londonclt.org/lewisham	Y	Y	2018-2022 1,000 new social homes and new generation of homes for private rent, providing long-term tenancies of up to 10 years with rent controls.; 2019/20 schemes by Lewisham Homes on site. Around 27 sites including 376 homes for social rent, are forecast to achieve planning permission by early 2020. 5 schemes delivering 85 homes are currently on site and a further 14 sites delivering 122 homes are forecast to start on site between April and January 2020.; MMC 65 homes; JV Besson Street 324 homes; 12000 new homes in north of borough
Lichfield Lichfield Housing Company LLP for assets	W M	N	Y	Y	Housing strategy https://www.lichfielddc.gov.uk/downloads/file/1662/housing-homelessness-and-rough-sleeping-strategy-2019-2024 ;Lichfield Housing company https://democracy.lichfielddc.gov.uk/documents/s8189/8%20-%20Strategic%20Asset%20Management%20Committee%20Minutes%20-%2028%20November%202019.pdf ; LLP for assets https://democracy.lichfielddc.gov.uk/Data/Cabinet/20160308/Agenda/Cabinet%20-%208%20March%202016%20(Public).pdf ; regeneration city centre https://www.lichfielddc.gov.uk/city-centre-regeneration/lichfield-city-centre-masterplan-%E2%80%93-delivery-plan-2021-2026/8?documentId=707&categoryId=20097 ; https://www.birminghammail.co.uk/news/local-news/planning-watchdogs-concerns-over-councils-17743901	Y	N	Supported 800 affordable homes delivery 2013-2018 of which 2016-17 to 2018-19 of the 398 affordable homes built and occupied, 58% was secured through s106 agreements; regeneration city centre 4500 homes?
Lincoln	E M	Y	Y	N	Council strategy 2020-2025 https://www.lincoln.gov.uk/downloads/file/851/vision-2025-strategic-strategy ; SUEs https://lindumgroup.com/news/lindum-to-help-drive-forward-major-strategy-for-new-lincoln-community/ ; https://www.lincolnshirelive.co.uk/news/local-news/thousands-new-homes-strategy-ned-area-4785893 ; new build housing HRA https://www.lincoln.gov.uk/new-build-housing ; https://www.lincolnshirelive.co.uk/news/local-news/strategies-revealed-new-council-housing-4683700 ; https://www.lincolnshirelive.co.uk/news/lincoln-news/council-house-swift-gardens-lincoln-4787884 ; company proposed 2016 https://thelincolnite.co.uk/2016/02/lincoln-council-to-set-up-new-private-rented-housing-company/ ; community land trust https://www.sincilbankcommunity.co.uk/community-land-trust	N	Y	1200 homes in Western Growth Corridor new community with 600 new homes in SUES ; HRA 2018 and 2020 added 184 new home ; the purchase and repair of 30 dwellings during 2020-21; a scheme of five family houses, funded through retained Right to Buy receipts, complete in Autumn 2020; the Council acquired 15 family houses from a partner housing association (developed with Homes England grant) Summer 2020; a proposed scheme of approximately 40 general needs houses, flats and bungalows for affordable rent and

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V R A	Indicative LA housing numbers from reports	
							shared ownership; HRA building 400-500 new homes on four sites from 2017 onwards;	
Lincolnshire Holding company: Lincolnshire Futures; Housing company: PropCo	E M	Y	Y	Y	Property company https://www.sleafordstandard.co.uk/news/politics/lincolnshire-county-council-set-new-property-company-132473 PropCo https://lincolnshire.moderngov.co.uk/documents/s27110/Appendix%20A.pdf ; existing company Lincolnshire Future https://thelincolnrite.co.uk/2018/03/lincolnshire-future-county-council-set-new-holding-company/ ; JV FM and property services VINCIMouchel https://www.vincifacilities.com/downloads/case-studies/lincolnshire-county-council.pdf ; property investment https://www.lincolnshire.gov.uk/downloads/file/4342/lcc-draft-statement-of-accounts-2019-20 ; commercialisation https://lincolnshire.moderngov.co.uk/mglIssueHistoryHome.aspx?lId=15755	Y	N	Purpose of Propco is to build homes; Lincolnshire Future holding company
Liverpool Company: Foundation homes wound up 2021	N W	Y	Y	N	Reopening HRA https://www.liverpoolecho.co.uk/news/liverpool-news/liverpool-building-council-houses-first-16460832 ; https://www.insidehousing.co.uk/news/news/liverpools-first-council-housing-scheme-in-30-years-set-for-green-light-69826 ; housing capital programme https://liverpool.gov.uk/media/9040/appendix-1-capital-programme-report-budget-20-21.pdf ; investment assets https://liverpool.gov.uk/media/8905/appendix-2-asset-management-strategy-v24.pdf ; JV Festival Gardens https://www.placenorthwest.co.uk/news/liverpool-forges-ahead-with-217m-stonebridge-cross/ and JV Lovells; Liverpool Foundation Homes to be scaled back and new strategic housing delivery team established to build a range of homes https://www.placenorthwest.co.uk/news/liverpool-moves-to-regain-control-of-housing-delivery/ ; Liverpool Foundation Homes (LFH) https://liverpoolfoundationhomes.co.uk/ https://liverpoolfoundationhomes.co.uk/tag/liverpool-foundation-homes/ ; known as Foundations; wound up 2021 https://www.liverpoolecho.co.uk/news/liverpool-news/liverpool-councils-flagship-housing-company-20257675 ; Commercial property fund https://www.placenorthwest.co.uk/news/liverpool-sets-out-50m-investment-strategy/ ; regeneration https://liverpool.gov.uk/business/land-and-property/regenerating-liverpool/ ; Anfield https://regeneratingliverpool.com/project/the-anfield-project/ ; community land trust https://www.granby4streetsclt.co.uk/funders-partners ;	Y	Y	JV Festival Gardens 1500 homes; JV Lovells 105 affordable homes of which 74 to be directly managed by the council; strategic delivery team to retrofit 4,000 homes plus target 30,000 new homes by 2030; reopened HRA; regeneration Anfield 1000 new homes;
Luton Company: Foxhall Homes JV Luton Community Housing JV Engie	E	Y	Y	Y	Council strategy 2020-2040 https://www.luton.gov.uk/Council_government_and_democracy/Lists/LutonDocuments/PDF/Luton_2020-2040/Luton-2040-strategic-vision.pdf ; Investment Framework https://m.luton.gov.uk/Page/Show/Business/LIF/Pages/Luton-Investment-Framework.aspx ; Housing strategy https://m.luton.gov.uk/Page/Show/Housing/Housing%20development%20and%20strategy/Housing-strategy-2019-22/Pages/default.aspx ; HRA https://democracy.luton.gov.uk/cm5public/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=AvDGRFXe%2FLjg%2FaFwWb1t0B3XopTRbXxKiWbvbsOj0GhGNPCiviBO3Q%3D%3D&rUzwRPf%2BZ3zd4E7lkn8Lyw%3D%3D=pwRE6AGJFLDNIh225F5QMaQWcTPhWdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFFxsDGW9IXnlg%3D%3D=hFfIUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFfIUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJFF55vVA%3D&FgPIIEJYlotS%2B	Y	Y	Foxhall Homes delivering on 7 sites around town centre and first site of 15 homes competed; Target 5700 new homes; with partners deliver 3,500 new homes 2019-2022 of which 700 will be affordable ; 116 new HRA properties added in 2020; regeneration Opto group 58 apartments; Marsh Farm JV Engie 94 apartments; 2020 developments 560 homes

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					YGoBi5olA%3D%3D=NHdURQburHA%3D&d9Qij0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMw aG1PaO=ctNJff55vVA%3D ; affordable homes programme https://m.luton.gov.uk/Page/Show/Housing/Housing%20development%20and%20strategy/pages/Affordable%20housing%20development.aspx?redirectToMobile=True ; Foxhall Homes https://lutonnewsdesk.blogspot.com/2020/10/luton-council-development-company.html ; JV with Luton Community Housing Ltd for homelessness ; regeneration Opto group https://thinkluton.co.uk/key-developments/opto-group/ ; Marsh Farm JV Engie https://thinkluton.co.uk/key-developments/marsh-farm-redevelopment ; 2020 Developments https://thinkluton.co.uk/key-developments/luton-2020-developments/			
Maidstone company: Maidstone Property Holdings JV with Martin Arnold	SE	N	Y	Y	Council strategy 2019-2024 https://maidstone.gov.uk/_data/assets/pdf_file/0009/269721/Strategic-Strategy-2019.pdf ; housing delivery programme https://maidstone.gov.uk/home/primary-services/business-and-investment/primary-areas/regeneration/tier-3-primary-areas/housing-projects ; LLP for housing https://maidstone.gov.uk/home/primary-services/council-and-democracy/primary-areas/meetings,-minutes-And-agendas/tier-3-primary-areas/whats-new?sq_content_src=%2BdXJsPWh0dHBzJTNBJTJGJTJGbWVldGluZ3MubWFpZHN0b25lLmdvdi51ayUyRmRvY3VtZW50cyUyRnM2MTU3MiUyRkFwcGVuZGI4JTlwMSUyMExlZ2FsJTlwYWR2aWNlJTlwZnJvbSUyMFRyb3dlcnMlMjBjYjY1saW5zLmh0bWwIM0ZDVCUzRDImYWxsPTE%3D ; https://maidstone.gov.uk/_data/assets/pdf_file/0004/163732/Union-Street-East-Housing-Project-Accommodation-Schedule.pdf ; Housing Delivery Partnership with a JV https://maidstone.gov.uk/home/primary-services/council-and-democracy/primary-areas/your-councillors?sq_content_src=%2BdXJsPWh0dHBzJTNBJTJGJTJGbWVldGluZ3MubWFpZHN0b25lLmdvdi51ayUyRmRvY3VtZW50cyUyRnM2MTU3MiUyRkFwcGVuZGI4JTlwMSUyMExlZ2FsJTlwYWR2aWNlJTlwZnJvbSUyMFRyb3dlcnMlMjBjYjY1saW5zLmh0bWwIM0ZDVCUzRDImYWxsPTE%3D ; https://maidstone.gov.uk/home/primary-services/council-and-democracy/primary-areas/your-councillors?sq_content_src=%2BdXJsPWh0dHBzJTNBJTJGJTJGbWVldGluZ3MubWFpZHN0b25lLmdvdi51ayUyRmRvY3VtZW50cyUyRnM2MTU3MiUyRkFwcGVuZGI4JTlwMSUyMExlZ2FsJTlwYWR2aWNlJTlwZnJvbSUyMFRyb3dlcnMlMjBjYjY1saW5zLmh0bWwIM0ZDVCUzRDImYWxsPTE%3D ; delayed seeking SoS direction on 200 properties https://maidstone.gov.uk/home/primary-services/council-and-democracy/primary-areas/your-councillors?sq_content_src=%2BdXJsPWh0dHBzJTNBJTJGJTJGbWVldGluZ3MubWFpZHN0b25lLmdvdi51ayUyRmRvY3VtZW50cyUyRnM2MTU3MiUyRkFwcGVuZGI4JTlwMSUyMExlZ2FsJTlwYWR2aWNlJTlwZnJvbSUyMFRyb3dlcnMlMjBjYjY1saW5zLmh0bWwIM0ZDVCUzRDImYWxsPTE%3D ; Maidstone Property Holdings https://www.kentonline.co.uk/maidstone/news/empty-georgian-property-reclaimed-for-maidstone-201696/ ; regeneration housing projects https://maidstone.gov.uk/home/primary-services/business-and-investment/primary-areas/regeneration/tier-3-primary-areas/housing-projects ; JV with Martin Arnold https://www.martinarnold.co.uk/projects/brunswick-street	Y	N	94 homes being developed plus 14 purchased from Redrow; council company Maidstone property holdings competed first development of 14 homes in 2019; regeneration housing projects by council Union Street 47 homes; purchased 14 homes from Redrow; regeneration building new homes on King Street carpark; JV Martin Arnold Brunswick St 48 homes
Maldon	E	N	N	N	Partnership with RP https://www.chp.org.uk/news/chp-launches-its-first-properties-in-maldon-405 ; draft housing strategy 2017 https://democracy.maldon.gov.uk/documents/s5654/Appendix%20A.pdf ; regeneration North Quay	N	N	14 affordable with RP; in 2017 committed supply of more than 1,200 affordable homes from LP sites additional plans for a further 120, and from housing

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.maldonandburnhamstandard.co.uk/news/18267030.draft-regeneration-strategy-north-quay-goes-public-consultation/ ; Maldon and Heybridge Garden Village; commercialisation https://democracy.maldon.gov.uk/documents/g1897/Public%20reports%20pack%2031st-Oct-2019%2019_30%20Overview%20and%20Scrutiny%20Committee.pdf?T=10 ;			strategy an approach to provide another 400 in other ways, with planned supply of 715 and focus on older people; Maldon and Heybridge regeneration garden village 1138 new homes;
Malvern Hills	W M	N	N	N	Council strategy 2019-2024 https://www.malvern hills.gov.uk/?option=com_fileman&view=file&routed=1&name=Business%20Strategy%202019%20WEB.pdf&folder=Documents%2FAbout%20Your%20Council&container=fileman-files ; five year strategy https://www.malvern hills.gov.uk/about-your-council/your-local-council/five-year-strategy ; joint strategic strategy https://www.worcesternews.co.uk/news/17977543.new-strategy-reveals-1-200-houses-malvern-hills/ ; investment in property https://www.malvern hills.gov.uk/?option=com_fileman&view=file&routed=1&name=Statement%20of%20Accounts%20%26%20Annual%20Review%2019-20.pdf&folder=Documents%2FFinance&container=fileman-files ; community land trust https://malvernobserver.co.uk/news/malvern-hills-district-council-given-169000-to-deliver-more-affordable-homes/ ;	N	N	2017-18 supported delivered 155 affordable new homes and brought 40 empty properties back into use; 2020-5 deliver 550 affordable homes and 200 empty homes into use
Manchester LDV (yet to be named); ALMO Northwards : JV Manchester Life; JV Northern Gateway; PFI Miles Platting	N W	Y	Y	Y	Council strategy 2020-2021 https://democracy.manchester.gov.uk/mgConvert2PDF.aspx?ID=12658 ; ALMO https://www.northwardshousing.co.uk/about-us/news/articles/new-homes-new-beginnings/ ; HRA delivery model to bring ALMO Northwards back in house https://democracy.manchester.gov.uk/documents/s17557/Housing%20Revenue%20Account%20Review.pdf ; https://democracy.manchester.gov.uk/documents/s22422/HRA%20Northwards.pdf ; https://hqnnetwork.co.uk/residents-network-news/manchester-almo-to-come-back-inhouse-4492/ ; establishing LDV company https://democracy.manchester.gov.uk/documents/s17569/Delivery%20of%20Affordable%20Homes.pdf ; https://www.placenorthwest.co.uk/news/manchester-progresses-council-house-development-company/ ; https://secure.manchester.gov.uk/news/100007/homes_and_property ; affordable housing delivery https://democracy.manchester.gov.uk/documents/s17569/Delivery%20of%20Affordable%20Homes.pdf ; Northern Gateway JV https://www.room151.co.uk/151-news/manchester-bolsters-regeneration-with-25m-for-jv/ ; https://www.manchester.gov.uk/news/article/8686/council_and_fec_submit_strategys_for_collyhurst_regeneration ; Northern Life JV https://secure.manchester.gov.uk/news/article/8632/the_council_manchester_life_and_great_places_launch_community_consultation_to_seek_feedback_on_proposals_for_future_development_in_ancots_and_news_islington ; PFI Miles Platting https://www.milesplatting.co.uk/Information/140?textOnly=false ; property income https://democracy.manchester.gov.uk/documents/s7886/City%2520Council%2520Income%2520Generation.pdf ; LGA case study https://www.local.gov.uk/greater-manchester-housing-joint-venture ; community land trust https://chorltonclt.org/wp-content/uploads/2020/11/CCLT-doc-for-developers-1.pdf ;	Y	Y	ALMO 40 HRA homes 2019; 2019-2025 commitment to deliver 6400 affordable new homes; 2019-2020 5200 new homes of which 521 affordable; 2018-19 HRA 53 new homes, 61 PFI, 330 homes for sale, 1500 in Manchester Life JV; working with RPs on council owned land; JV Northern Gateway 15,000 over period to 2035/40; 635 affordable 2017-2019; In 2019/20 4,201 new homes were built (2,869 in the city centre and 1,332 in the rest of the city) plus 2,927 built across the city in 2018/19, total new homes built 2015-2020 to 13,259. In 2019/20, 480 new affordable homes were built, bringing the total delivered in the same five year period to 1,514, representing approximately 25% of the 6,400 to 2025 minimum target plus approximately 680 new affordable homes are currently on site and expected to be delivered by 2022/23. 2015-2025 4808 affordable homes by RPs being built with support from HE Affordable Homes Programme and another 1,000 likely by RPs in same period. LDV expected to deliver another 2,000 affordable by 2025; LDV 1800 affordable and 1,000 other proposed from 2020; PFI Miles Platting 1,000 new homes

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Mansfield Company: Mansfield Homes (closed)	E M	Y	Y	N	Housing strategy https://www.google.com/search?rlz=1C1GGRV_enGB751GB751&sxsrf=ALeKk01Pfd8RCB97vWgZqll-th97lVntPQ%3A1615889246825&ei=XoNQYJGBMryBhblP4rmW-A0&q=mansfield+council+housing+strategy&og=mansfield+council+housing+strategy&gs_lcp=Cgnd3Mtd2l6EAMyBQghEKABOgollxCwAhCwAxAnOgcllxCwAhAnOgQIABANOGYIABANEB46CAgAEAgQDR AeOgclABDJAxANOGYIABAWEB46CgguEMcBEK8BEA06BAgjECc6DggguELEDEIMBEMcBEK8BOgIIADoNC C4QhwiQxwEQrwEQFDoFCAAQyQM6EAguEicCEMcBEK8BEBOQkwI6BwgAEIcCEBQ6CwguEMcBEK8BE JMCogkiABDJAxAWEB46CAghEBYQHRAeUI4YWLDtYOIXaAFwAHgDgAGeAogBxB2SAQcyMS4xMC4zm AEAoAEBggEHZ3dzLXdpegBACABAQ&scIent=gws-wiz&ved=0ahUKEwiRgLbEylTvAhW8QEEAHeKcBd8Q4dUDCA0&uact=5 ; LGA case study https://www.local.gov.uk/mansfield-district-council-flexible-approach-social-housing-investment ; HRA https://www.mansfield.gov.uk/downloads/file/1751/statement-of-accounts-2019-20 ; town fund bid https://www.mansfield.gov.uk/news/article/1161/bid-for-25m-regeneration-fund-submitted ; investment policy https://www.mansfield.gov.uk/news/article/85/council-investment-strategy-set-to-put-mansfield-first Mansfield Homes https://www.chad.co.uk/news/politics/council-decides-scrap-mansfield-homes-development-firm-981841 ; regeneration https://www.nottinghampost.com/news/local-news/plans-more-260-homes-approved-4150001	N Y	Y	The council has built 226 new homes since 2010; 2020 HRA proposals for 300 affordable and energy efficient council homes and closing down company - adding to the strategy for 147 that was agreed in 2018. Council also acquiring homes; bid for student accommodation in town centre; regeneration Bellamy Centre 169 homes of 260 in total approved;
Medway Company: Medway Development company ; JV Medway Norse	SE	Y	Y	Y	Council strategy 2016-2021 https://www.medway.gov.uk/info/200387/council_strategy ; housing strategy https://www.medway.gov.uk/downloads/file/4588/housing_strategy_2018-22 ; HRA strategy to build more homes https://democracy.medway.gov.uk/mgconvert2pdf.aspx?id=53303 ; https://www.medway.gov.uk/news/article/507/medway_council_unwraps_new_1million_housing_development_this_christmas ; JV Medway Norse for housing maintenance https://democracy.medway.gov.uk/mgconvert2pdf.aspx?id=41316 ; https://democracy.medway.gov.uk/mgconvert2pdf.aspx?id=54189 ; Medway Development Company https://www.medwayconservativegroup.org.uk/news/medway-conservatives-leading-way-delivering-homes-new-housing-company ; http://www.medway1.com/projects?SID=251 ; property investment https://democracy.medway.gov.uk/mgconvert2pdf.aspx?id=51292 https://www.kentonline.co.uk/medway/news/riverside-development-is-under-way-221966/ ; MMC Tophat https://www.medway.gov.uk/news/article/846/tophat_delivers_some_of_the_uk_s_most_energy-efficient_homes_for_medway_council ; Rochester Riverside https://www.medway.gov.uk/news/article/718/first_affordable_homes_handed_over_at_rochester_riverside ; https://www.countrysideproperties.com/all-developments/kent/rochester-riverside ; commercialisation https://www.medway.gov.uk/download/downloads/id/4449/scrutiny_of_risk_and_commercialisation_briefing.pdf	Y Y	Y	2013-2017 3129 homes completed of which 748 affordable; aim to provide 204 affordable homes pa; 56 in HRA 2016-17; 28 HRA homes in build or in strategy 2020; 2020 purchasing HRA homes from open market; Medway Development Company working on 12 sites and 599 on site with target of 700 homes; Tophat delivered 20 MMC homes for MDC; regeneration Rochester Riverside 58 affordable homes delivered by Countryside and Hyde; Rochester Riverside 1400 new homes in total;
Melton	E M	N	N	N	Council strategy 2020-2024 http://www.melton.gov.uk/councilstrategy : HRA https://democracy.melton.gov.uk/ieDecisionDetails.aspx?ID=931 ; https://democracy.melton.gov.uk/documents/s8758/Item%209%20-%20Interim%20HRA%20Business%20Strategy.pdf ; capital strategy	N Y	Y	Since 2012 10 new HRA homes built; exploring own sites for development; 2019 48 affordable housing completions

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://democracy.melton.gov.uk/documents/s6653/Appendix%20A.pdf ; OBC for new development company with other councils https://democracy.melton.gov.uk/documents/s6467/Item%207.PP%20-%20Outline%20business%20case%20for%20new%20development%20company.pdf			
Mendip Shape Mendip Co; Keyrings CIC Lettings Agency; JV with Aster Homes JV with Acorn	S W	Y	Y	Y	Council strategy 2020-2023 https://www.mendip.gov.uk/article/8673/The-Council-s-Council-Strategy ; housing strategy https://www.mendip.gov.uk/article/7347/Somerset-Housing-Strategy ; https://www.mendip.gov.uk/media/16516/MENDIP-profile/pdf/MENDIP_profile.pdf?m=636379723802630000 ; JV part of 5 Councils Partnership https://www.mendip.gov.uk/article/6454/The-Five-Councils-Partnership-Council-Services-Joint-Committee ; JV with Aster Homes https://clstrategyning.co.uk/aster-group-propose-residential-development-in-glastonbury-and-street/ ; https://www.mendip.gov.uk/media/26701/Affordable-and-Social-housing-development-programme-Q-As/pdf/Affordable_and_social_housing_development_programme_QAs_verison_25_11_20_PDF.pdf?m=637419073571170000 ; affordable housing programme https://www.mendip.gov.uk/media/26701/Affordable-and-Social-housing-development-programme-Q-As/pdf/Affordable_and_social_housing_development_programme_QAs_verison_25_11_20_PDF.pdf?m=637419073571170000 ; https://www.mendip.gov.uk/media/26371/Item-12-Affordable-Social-Housing-Delivery-Programme/pdf/Item_12_Affordable_Social_Housing_Delivery_Programme.pdf?m=637390589308430000 ; Shape for the future company – council services including maintenance and Keyrings lettings agency https://www.mendip.gov.uk/article/6819/Shape-the-Future-Case-Studies ; Keyrings Community Interest Company https://keyringlettings.co.uk/about-us/ and part of Shape Mendip. Commercial investment https://www.mendip.gov.uk/media/23786/Item-05a-2020-2025-Capital-Strategy-and-2020-2021-Capital-Investment-Programme/pdf/Item_05a_2020_-_2025_Capital_Strategy_and_2020_-_2021_Capital_Investment_Programme.pdf?m=637158136881030000 ; capital investment programme https://www.mendip.gov.uk/media/23786/Item-05a-2020-2025-Capital-Strategy-and-2020-2021-Capital-Investment-Programme/pdf/Item_05a_2020_-_2025_Capital_Strategy_and_2020_-_2021_Capital_Investment_Programme.pdf?m=637158136881030000 ; https://street.nub.news/n/somerset-councils-invest-more-than-200-million-in-commercial-property-to-fund-front-line-services ; regeneration Saxonvale https://saxonvaleredevlopment.org/ , https://www.somersetcountygazette.co.uk/news/19022629.council-set-decide-saxonvale-development-plans-frome/#:~:text=If%20approved%2C%20the%20development%20will,homes%20on%20council%20wned%20land.&text=Up%20to%2045%2C000%20sq%20ft,and%20a%20co%2Dworking%20area. ; Street and Coleford and Frome https://www.somersetlive.co.uk/news/somerset-news/6-mendip-developments-could-approved-4857757 community land trust https://www.frometowncouncil.gov.uk/frome-area-community-land-trust-the-housing-crisis-in-frome/	Y	N	major housing sites Shepton Mallet and Street; affordable housing programme ; 160 homes on council owned 5 sites using funding from the HE land release fund; 145 homes in Aster JV ; some use of MMC; some working with Community Land Trusts; some to passivhaus standards but not all due to costs; housing completions 2017-2020 1360 of which 331 affordable; regeneration Saxonvale in Frome, council purchased land and then JV with Acorn developer 300 homes; Street 280 homes, Coleford 63 homes, and s another site in Frome 70 homes, Beckington 45 homes, Leigh in Mendip quarry 40 homes; Norton St Philip 30 +27 homes; Rode 29 homes

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Merton Merantun Company closed; JV with TfL	L	Y	Y	Y	Council strategy 2020-2024 https://www.merton.gov.uk/assets/Documents/Business%20Strategy%202020-24%20FINAL%20V0.8.pdf ; Merantun Developments Ltd https://democracy.merton.gov.uk/documents/s16912/LAPC%20Appendix%201.pdf ; https://democracy.merton.gov.uk/mgCommitteeDetails.aspx?ID=375 ; https://insidecroydon.com/2020/12/17/merton-scrap-building-company-to-avoid-brick-by-brick-failure/ ; https://www.architectsjournal.co.uk/news/weston-williamson-housing-in-doubt-as-merton-looks-to-scrap-development-company ; JV with TfL for Morden town centre re-generation https://democracy.merton.gov.uk/ieDecisionDetails.aspx?AllId=8117 ; https://democracy.merton.gov.uk/documents/s30069/Cabinet%20report%20-%20Morden%20Regeneration.pdf ; commercialisation https://democracy.merton.gov.uk/documents/s14733/Agenda%20item%209%20-%20Appendix%20Commercial%20Services%20task%20group%20final%20report.pdf ; property https://democracy.merton.gov.uk/documents/s15363/04_Appendix%201.pdf ; regeneration Colliers Wood https://www.merton.gov.uk/planning-and-buildings/regeneration-projects/colliers-wood-tower ; estate regeneration Eastfields https://www.merton.gov.uk/planning-and-buildings/regeneration-projects/previous-projects/estates-regeneration ; High Path https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/Generic/StdDetails.aspx?PT=Planning%20Applications%20Online&TYPE=PL/PlanningPK.xml&PARAM0=1000098159&XSLT=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/Menus/PL.xml&DAURI=PLANNING ; Ravensbury https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/Generic/StdDetails.aspx?PT=Planning%20Applications%20Online&TYPE=PL/PlanningPK.xml&PARAM0=1000098157&XSLT=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/Menus/PL.xml&DAURI=PLANNING ; Future Wimbledon https://www.merton.gov.uk/assets/Documents/FW%20SPD%20Jan%202020%20LR.pdf ; Morden https://www.wimbledonguardian.co.uk/news/18036282.regeneration-work-morden-town-centre-might-not-begin-another-four-years/#:~:text=As%20part%20of%20the%20regeneration,of%20these%20commuters%20stick%20around.Mitcham https://www.standard.co.uk/homesandproperty/property-news/living-in-mitcham-south-london-suburb-to-get-2-800-new-homes-jobs-and-shops-in-ps1-3bn-regeneration-a131906.html ; Wimbledon stadium https://www.sheppardrobson.com/architecture/view/the-wimbledon-stadium-development#:~:text=The%20Wimbledon%20Stadium%20Development%2C%20SW19%20London%2C%20UK&text=The%20development%20also%20includes%20the,new%20expanded%20Christopher's%20Squash%20Club .	Y	N	Company closed December 2020 following Croydon Brick by Brick; 1800-2000 homes proposed in Morden Town Centre JV with TfL of which 40% affordable; regeneration Colliers Wood tower 150 homes; regeneration Eastfields 800 homes, High Path 1570 homes; Ravensbury 180 homes; Future Wimbledon 5,000 homes; Morden Town centre 2000 homes of which 40% affordable; Mitcham town centre 2000 new homes; Wimbledon stadium 600 new homes
Mid Devon	S W	Y	N	Y	Council strategy 2020-2024 https://www.middevon.gov.uk/media/348008/20200312councilstrategy2020-2024v6.pdf ; housing	N	Y	Working with CLTs; HRA 35 homes 2020; 1040+ in urban extension area A of which 28% affordable; 2020 75

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Company: 3 Rivers (3RDL)					strategy https://www.middevon.gov.uk/media/206508/mddc-housing-strategy-2015-2020.pdf ; HRA https://democracy.middevon.gov.uk/documents/s18925/Homes%20PDG%20HRA%20Budget%20and%20MTP%20Report.pdf ; inyourarea.co.uk/news/council-approves-strategy-for-nine-homes-near-tiverton-park/ ; https://www.middevon.gov.uk/tiverton-s-turner-rise-housing-development-shortlisted-for-regional-awards/ ; Urban extension https://www.middevon.gov.uk/media/348902/19045_draft-spd_final-for-cabinet_200114.pdf ; capital strategy https://democracy.middevon.gov.uk/documents/s13816/Capital%20Strategy%202019.2020.pdf ; 3 Rivers company (3RDL) https://www.3riversdevltd.co.uk/about-3-rivers-developments-td/ ; https://democracy.middevon.gov.uk/documents/s18577/3Rivers%20Cabinet%20update%20report%201-10-20%20Final%20per%20AJ.pdf ; https://democracy.middevon.gov.uk/documents/s18835/3Rivers%20Cabinet%20Update-Options-Interim%20Funding%20request%20-%202029-10-20%20FV.pdf ; https://www.inyourarea.co.uk/news/mid-devon-has-benefited-1-2million-thanks-to-three-rivers-says-council/ ; regeneration Tiverton https://www.middevon.gov.uk/media/85341/teue-adopted-masterplan-spd.pdf ; community land trust https://www.middevon.gov.uk/media/352210/custom-and-self-build-housing-communities-guide-mddc-june-2019-002.pdf			affordable homes developed by council; 3 Rivers company 50 homes for sale plus others in development ; regeneration Tiverton 1520 new homes;
Mid Suffolk ¹² CIFCO property co; JV: Mid Suffolk Growth	E	Y	Y	Y	Housing strategy https://www.midsuffolk.gov.uk/assets/Housing-and-Homelessness/Housing-Strategy/Home-Housing-Strategy-Final-21032019-.pdf CIFCO https://www.eadt.co.uk/news/cifco-property-investments-treasury-threat-2673292 ; https://www.eadt.co.uk/news/government-spending-review-halts-pwlb-for-property-investment-6576838 ; Community Land Trust http://lavenhamclt.onesuffolk.net/ ; HRA business strategy https://www.midsuffolk.gov.uk/assets/Housing-and-Homelessness/Housing-Business-Strategy/msdc-hra-bp-download.pdf ; capital programme https://baberghmidsuffolk.moderngov.co.uk/documents/s17360/20-21%20budget%20report%20MSDC%20HRA%20M.E%20V5.pdf ; JV with Babergh and Norse - Mid Suffolk Growth https://www.eadt.co.uk/news/venture-companies-to-build-new-homes-launched-by-babergh-and-2563760 ; https://norsegroup.co.uk/news/first-scheme-for-mid-suffolk-growth-gets-underway/ ; s106 https://strategyradio.co.uk/greatest-hits/suffolk/news/social-housing-babergh-mid-suffolk/ Eye airfield https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Eye-NP-R16-Plan-May19.pdf ; community land trust https://www.babergh.gov.uk/housing/community-land-trusts/	Y	Y	HRA 200 Council homes to be developed by 2022; 5 year investment programme with RPs and HRA; Mid Suffolk Growth JV 92 homes and retail unit using former council offices, 10 of which affordable; 240 s106 homes being purchased with Babergh ; regeneration Eye airfield 200 homes;
Mid Sussex	SE	N	N	N	Council strategy 2020-2021 https://www.midsussex.gov.uk/media/4759/council-strategy-and-budget-202021.pdf ; Growth deal with West Sussex and HE https://www.westsussex.gov.uk/about-the-council/how-the-council-works/partnership-work/growth-deals/mid-sussex-growth-deal/ ; https://burgesshill.net/ ; property investment https://www.sussexchamberofcommerce.co.uk/article/asset-purchase-provides-greater-financial-	N	N	Supported affordable delivery 102 2018-19; 200+ 2019-2020; Burgess Hill 5000 new homes in Growth Deal; Haywards Heath master plan

¹² Works jointly with Babergh District Council

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports
					security-for-mid-sussex-district-council ; regeneration master plan Haywards Heath, community land trust https://www.midsussex.gov.uk/media/1221/community-land-trust-umbrella-project.pdf			
Middlesbrough Company: MHomes JV Thirteen HA	NE	N	Y	Y	Council strategy 2020-2023 https://www.middlesbrough.gov.uk/sites/default/files/Strategic%20Strategy%202020-2023.pdf ; housing strategy https://www.middlesbrough.gov.uk/sites/default/files/Housing-Strategy-2017-20.pdf ;housing delivery vehicle MHomes or Middlesbrough Development Company http://democracy.middlesbrough.gov.uk/aksmiddlesbrough/images/att1015820.pdf ; https://www.stchads.ac.uk/wp-content/uploads/2019/05/ILG-Housing-Richard-Horniman-21-June-2019.pdf ; https://www.businessupnorth.co.uk/mhomes-launches-with-new-home/ ; regeneration https://www.gazettelive.co.uk/news/teeside-news/how-middlesbroughs-skyline-set-change-19642314 ; Housing investment Teesside MCA https://teesvalley-ca.gov.uk/wp-content/uploads/2017/03/Investment-Strategy-March-2017.pdf ; regeneration https://www.middlesbrough.gov.uk/planning-and-housing/key-developments-middlesbrough-2021 ; community land trust http://www.middlesbroughcldt.org.uk/what-we-do/	Y	N	Committed to 5,500 new homes 2020-23; 2015-17 1,500 new homes and more than 500 affordable ; Regeneration sites 345 homes and possibly up to 600 homes; needs 127 affordable homes pa; regeneration Middlehaven 200 BTR homes; JV Thirteen Gresham 145 new affordable homes;
Milton Keynes Company: MK Development Partnership (MKDP) ; JV: YourMK with Mears	SE	Y	Y	Y	Council strategy 2016-2020 https://www.milton-keynes.gov.uk/your-council-and-elections/council-information-and-accounts/strategies-strategys-and-policies/council-strategy-2016-2020 ; Housing strategy https://www.milton-keynes.gov.uk/assets/attach/64674/Milton-Keynes-Housing-Strategy-2020-2025.pdf ; HRA Business Strategy https://www.milton-keynes.gov.uk/consultations/595 ; https://www.mklabour.org.uk/news/2019/01/08/council-housing-business-strategy-sets-out-future-for-next-30-years/ ; https://www.mkfm.com/news/local-news/milton-keynes-council-set-to-renew-efforts-to-buy-homes-from-the-property-market-in-milton-keynes/ ; MKDP https://www.mkdp.org.uk/about-us/ ; housing company https://www.miltonkeynes.co.uk/news/politics/council/milton-keynes-council-form-its-own-company-build-2000-affordable-homes-950150 ; MMC https://totalmk.co.uk/news/milton-keynes-council-to-buy-new-modular-homes-for-homeless-families ; JV with Mears YourMK https://www.mearsgroup.co.uk/news/changes-to-yourmk ; https://www.miltonkeynes.co.uk/news/politics/council/not-dead-dormant-how-controversial-yourmk-might-be-resuscitated-milton-keynes-954530 ; Regeneration Serpentine Court https://www.milton-keynes.gov.uk/housing/regeneration-in-milton-keynes/serpentine-court-regeneration , Fullers Slade https://www.milton-keynes.gov.uk/housing/regeneration-in-milton-keynes/fullers-slade-regeneration ; community land trust https://www.mkclt.org/	Y	Y	500 new HRA by 2022; Target 75,000 affordable new homes ; 200 HRA energy efficient homes 2020-2022 plus 100 accessible properties; new company 2000 new homes 2020-2023; 37,500 new affordable by 2050 with partners; planning student accommodation for 5000 students, 3000 units; developing on own land; acquiring homes in HRA; MKDP 70 sites for all types of development; 70 modular homes purchased for homeless families; estate regeneration Serpentine Court 589 homes, Fullers Slade 453 homes
Mole Valley JV with Mount Green JV Leatherhead Town Centre	SE	N	N	Y	Council strategy 2019-2024 https://www.molevalley.gov.uk/sites/default/files/home/council/about-mvdc/council-strategy-2019-24-v6-updated-08072020.pdf outturn report https://www.molevalley.gov.uk/sites/default/files/home/council/committee-agendas-minutes/cabinet/cabinet-agendas-and-minutes/item-9-business-and-budget-outturn-monitoring-report-2019-20.pdf ; affordable housing strategy https://www.molevalley.gov.uk/sites/default/files/home/housing/housing-; strategies/affordable-housing-strategy-final-june-2020.pdf ; JV with Mount Green https://news.molevalley.gov.uk/2020/05/12/mole-valley-district-councils-partnership-with-mount-green-housing-association-delivers-new-affordable-homes/ :JV for Leatherhead Town Centre	Y	N	Supported 23 affordable homes were completed during 2019/20 against target 50; target of 50 affordable pa; encouraging MMC; council exploring being developer to provide affordable housing ; 10 homes in JV with Mount Green; regeneration JV Leatherhead Town Centre 450 new homes JV partner being sought Council's land

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://news.molevalley.gov.uk/2021/03/05/mvdc-seeks-joint-venture-partner-for-major-redevelopment-opportunity-in-leatherhead/ ; regeneration seeking JV partner for Leatherhead riverside site https://news.molevalley.gov.uk/2021/03/05/mvdc-seeks-joint-venture-partner-for-major-redevelopment-opportunity-in-leatherhead/ ; property investment strategy https://www.molevalley.gov.uk/home/council/council-land-property/property-investment-strategy ; https://www.getsurrey.co.uk/news/surrey-news/mole-valley-council-strategy-176m-14330933 ; regeneration Leatherhead https://www.molevalley.gov.uk/home/council/council-land-property/transform-leatherhead ;			
Newark and Sherwood Council company: NSH Ltd	E M	N	Y	Y	Council strategy 2019-2023 https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/strategiesandpolicies/pdfs/13.10.20%20-%20Community%20Strategy%20Appendix%20-%20Final.pdf ; affordable housing delivery https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/strategyningpolicy/AffordableHousingDelivery201819-1.pdf ; https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/strategyningpolicy/AnticipatedHousingDelivery.pdf ; 2020 HRA Development programme https://democracy.newark-sherwooddc.gov.uk/documents/s7000/20.01.20%20-%20HRA%20Development%20Programme%20Update.pdf ; JV property development RHH Newark https://www.newark-sherwooddc.gov.uk/news/newsarchive/name,110734,en.php ; https://www.newarkadvertiser.co.uk/news/development-progress-is-welcomed-9065008/ ; Newark and Sherwood Homes (NSH) Ltd https://www.nshomes.co.uk/ ; https://www.housingmmonline.co.uk/companies/newark-sherwood-homes/ ; investments https://www.newark-sherwooddc.gov.uk/finance/councilborrowingandinvestments/	Y	Y	Affordable housing delivery 2018-19 115 of which 65 HRA, 40 s106 and 10 RP; affordable 2019-2023 366; 2019-2020 HRA 50 completions and 335 in the pipeline; NSH developments 50 homes
New Forest	SE	Y	Y	N	Council strategy 2020-2024 https://www.newforest.gov.uk/media/177/Council-Strategy-2020-24/pdf/council-strategy-2020-24.pdf?m=637227206838730000 ; housing strategy https://www.newforest.gov.uk/media/827/Housing-Strategy/pdf/Housing_Strategy.pdf?m=637301617984500000 ; HRA https://www.newforest.gov.uk/article/1125/Building-new-council-homes ; https://www.pmconstruction.co.uk/news/completed-20-sustainable-affordable-homes-in-totton/ ; https://www.advertiserandtimes.co.uk/council-houses-new-forest ; HARA ended 2020 http://www.harrah.org.uk/ ; property investment https://www.newforest.gov.uk/article/1582/Commercial-property-investment ; community land trust https://www.coppythorne.org.uk/wp-content/uploads/2019/10/Affordable-and-community-led-housing-presentation-September-2019.pdf	N	Y	600 new council homes by 2026 across social rent, affordable rent and shared ownership tenures; 2012-2017; supported over 1,000 housing completions including 186 new build affordable homes. 172 council buy-backs acquired for social rent; 55 new-build council homes under construction; Increased Private Sector Leased homes to 117 Completed North Milton regeneration scheme including 21 new homes.; 10,500 new dwellings between 2016 and 2036; HRA by 2026 79 under construction
Newcastle under Lyme JV with HDD and U and I	W M	Y	Y	Y	Council strategy 2018-2022 https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/YourCouncil/A_to_Z_Policies/CouncilStrategy_2018_2022.pdf ; housing strategy https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Housing/Action%20Strategy%20Final.pdf ; JV town centre regeneration https://www.newcastle-staffs.gov.uk/news/contracts-signed-huge-development-scheme ; https://www.newcastle-staffs.gov.uk/news/ryecroft-regeneration-gets-go-ahead ; town	Y	N	JV includes 500 student beds; town deal includes focus on housing including 240 in one scheme; Keele University Growth corridor 1,000-1,200 new homes; 150 postgraduate student apartments

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					deal https://www.newcastle-staffs.gov.uk/all-services/business/business-information/newcastle-under-lyme-town-deal ; Keele University Growth Corridor https://www.newcastle-staffs.gov.uk/all-services/strategyning/strategyning-policy/keele-university-growth-corridor ; Keele University Deal https://www.keele.ac.uk/business/keeledeals/newkeeledeal/			
Newcastle upon Tyne JV NewTyne West JV University YHN ALMO	NE	N	Y	Y	Housing strategy https://www.newcastle.gov.uk/sites/default/files/2019-01/Housing%20Statement%20Refresh%20July%202018.pdf ; HRA Business Strategy https://www.newcastle.gov.uk/sites/default/files/Appendix%201%20-%20Revenue%20and%20capital%20strategy%20pc%202019.pdf ; rent to buy https://newcastle.gov.uk/citylife-news/housing/residents-move-uks-first-rent-buy-council-homes ; Your Homes Newcastle (YHN) ALMO https://www.yhn.org.uk/ ; https://www.yhn.org.uk/wp-content/uploads/2019/07/Delivery-Strategy-2019-2020.pdf ; JV Igloo https://netimesmagazine.co.uk/news/wbd-advises-newcastle-city-council-on-joint-venture/ ; JV University https://www.chroniclive.co.uk/business/business-news/30m-newcastle-centre-aiming-inspire-13638493 ; New Tyne West JV with Univ, Barratts and Keepmoat https://newcastleareas.wordpress.com/cruddas-park/regenerating-the-west-end-of-the-city/ ; https://www.business-live.co.uk/commercial-property/keepmoat-buys-out-barratt-homes-19730696 ; https://www.northoftyne-ca.gov.uk/wp-content/uploads/2020/12/REPORT-3.pdf supported by North of Tyne MCA	Y	Y	21 homes in rent to buy scheme; 450 in HRA being delivered across council; ; JV University includes homes ; JV NTW 1800 homes ;
Newham Company Populo Ltd(formerly Red Door Ventures) Populo Living Company Future NewHome RP	L	Y	Y	Y	Council strategy 2020 https://www.newham.gov.uk/downloads/file/2170/council-strategy-post-cabinet-march-2020 ; housing strategy https://www.newham.gov.uk/news/article/509/ambitious-five-year-strategy-to-tackle-the-housing-crisis-in-newham-and-ensure-fairness ; https://www.newham.gov.uk/downloads/file/2260/housing-delivery-strategy ; Populo Living Ltd delivering 50% affordable and setting up RP and undertaking projects for air rights housing and formerly known as Red Door Ventures https://www.newham.gov.uk/regeneration-1/regeneration-project-carpenters-estate/3 ; https://www.newham.gov.uk/news/article/491/coronavirus-will-not-knock-newham-off-housing-target-says-newham-mayor-rokhsana-fiaz ; HRA https://www.newham.gov.uk/downloads/file/2602/statement-of-accounts-2019-20 ; Future Newhome Ltd https://find-and-update.company-information.service.gov.uk/company/10437004/officers ; regeneration Custom House https://www.newham.gov.uk/regeneration-1/regeneration-project-canning-town-custom-house#:~:text=A%20vision%20for%20Canning%20Town%20and%20Custom%20House&text=This%20%2A33.7%20billion%20project,already%20completed%20or%20on%20site , Carpenters estate https://www.newham.gov.uk/regeneration-1/regeneration-project-carpenters-estate#:~:text=The%20Carpenters%20Estate%20was%20built,rise%20blocks%20and%20terraced%20houses . https://www.newhamrecorder.co.uk/news/housing/carpenters-estate-james-riley-point-plan-7794074 ; community land trust https://www.newham.gov.uk/news/article/153/mayor-of-newham-explores-alternative-housing-models-on-visit-to-london-community-land-trust-site-with-newham-citizens	Y	Y	1,000 2018-2022 new homes at social rent levels committed using funding from MoL and HRA; Red Door Ventures providing affordable homes; at least 50% of new homes built on council-owned land to be let at social rent levels ; Complete 275 starts on site by 31 March 2021 for homes let at social rent levels; lost 9,000 homes over the last 25 years, with 47 per cent of Council homes sold under right to buy' flipped" to be rented out in the private sector" ; The commitment to start 1000 new social rent homes by 2022 is on track through the 'Affordable Homes for Newham' programme and there are currently 1056 in the pipeline. In addition, the Mayor committed to start building at least 100 new homes at social rent by the end of her first year in office, and this promise was exceeded with a total of 234 started by May 2019.. programmed to start 275 new homes before March 2021 and will deliver over 1000 starts by March 2022.; bought 211 affordable homes on West Ham site; Populo Ltd owns 156 houses; Of the 1782 planned starts • 1085 are being delivered by the in-house delivery team and • 697 being delivered by Populo Living; regeneration

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
								Custom House 10,000 new homes; Carpenters Estate 2550 new homes;
Norfolk CC Housing company: Repton Trading company Norse plus subsidiaries	E	Y	Y	Y	Repton property Developments https://www.norfolk.gov.uk/news/2020/02/600-homes-strategy-for-council-company ; Repton business strategy https://norfolkcc.cmis.uk.com/norfolkcc/Meetings/tabid/128/ct/ViewMeetingPublic/mid/496/Meeting/1592/Committee/169/SelectedTab/Documents/Default.aspx including arrangement with Lovells; https://www.norfolk.gov.uk/news/2018/12/deal-signed-with-lovell-to-build-400-new-homes-in-norfolk ; https://www.norfolk.gov.uk/news/2019/12/one-hundred-and-thirty-seven-council-backed-homes-for-acle ; https://www.edp24.co.uk/news/local-council/row-over-bid-to-build-600-homes-in-norfolk-1514776 ; trading company Norse – largest local authority company of type with subsidiaries in other councils https://norsegroup.co.uk/ including architecture, engineering, maintenance, care and catering; JVs with other councils examples https://gptwaste.com/councils-join-forces-in-norfolk/ ; CLT https://www.edp24.co.uk/news/not-for-profit-affordable-homes-strategy-7578462	Y	N	Repton 600 homes plus affordable dwellings 2020-2025 using sites acquired from council; ; Repton delivering 45 affordable on one site;
North Devon JV North Devon Homes JV partner being sought	S W	N	N	Y	Council strategy 2019 https://www.northdevon.gov.uk/media/379607/20190925-council-strategy.pdf ; affordable housing delivery strategy https://www.northdevon.gov.uk/media/80031/ndc-affordable-housing-delivery-strategy.pdf ; JV North Devon Homes https://democracy.northdevon.gov.uk/mgAi.aspx?ID=2628 ; LGA case study https://local.gov.uk/topics/housing-and-strategy/ning/lga-housing-advisers-programme/north-devon-district-council-affordable ; seeking JV partner for scheme https://www.northdevongazette.co.uk/news/councillors-back-seven-brethren-housing-scheme-6061640 ; Community Land Trust https://www.northdevon.gov.uk/news/housing/2020/august/funding-boost-for-affordable-housing-in-north-devon/ ; http://democracy.northdevon.gov.uk/documents/s8054/2020.08.03%20Community-Led%20Housing%20update.pdf ; https://www.northdevongazette.co.uk/news/funding-for-community-housing-in-north-devon-6060892 ; commercialisation strategy https://democracy.northdevon.gov.uk/documents/s8874/2020.11.02%20Commercial%20Strategy%20Report.pdf Regeneration HIF https://www.northdevon.gov.uk/business/regenerating-north-devon/regeneration-projects/housing-infrastructure-fund-hif/	Y	N	Supported provision 166 affordable homes 2018-19 and 2019-2020 233 – a 40 per cent increase on the previous year. JV partner being sought for scheme 245 homes ; CLT funding allocation resulted in 57 affordable homes in rural communities; HIF funding 820 homes
NE Derbyshire Company: Rykneld Homes JV Northwood Homes	E M	Y	Y	Y	Council strategy https://www.ne-derbyshire.gov.uk/documents/local-strategy-examination-library/05-current-strategy/ning-documents/council-strategies/cd-csf11-council-strategy-2015-2019 ; Rykneld homes ALMO https://www.rykneldhomes.org.uk/your-home/find-a-home/ ; affordable delivery https://www.ne-derbyshire.gov.uk/strategy/ning-and-local-strategy/strategy/ning-policy-and-local-strategy/monitoring/authority-monitoring-report ; HRA https://democracy.ne-derbyshire.gov.uk/Data/Audit%20&%20Council%20Governance%20Scrutiny%20Committee/20180726/Agenda/Item%2007(a)%20Report%20Appendix.pdf ; regeneration Clay Cross town improvement scheme https://www.ne-derbyshire.gov.uk/business-with-us/clay-cross-town-investment-strategy ; investment strategy https://democracy.ne-derbyshire.gov.uk/documents/s7824/6b%20-%20Appendix%203%20Investment%20Strategy%202022.pdf	Y	Y	Delivering 100 affordable homes pa through partners; delivered 248 homes through JV with Rykneld mixed tenures; 91 affordable delivered in 2019; JV with Northwood Homes 193 homes; Clay Cross 180 new homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
NE Lincs JV Engie	E M	N	Y	Y	Council strategy 2020-2021 http://www.nelincs.co.uk/wp-content/uploads/2016/07/2016026-Commissioning-Strategy-FINAL-pdf.pdf ; JV Engie delivery of planning and property services https://www.nelincs.gov.uk/your-council/north-east-lincolnshire-regeneration-partnership/ ; Housing Zone https://www.nelincs.gov.uk/assets/uploads/2020/12/Council-Asset-Management-Strategy-2018-2021-a11yDec.pdf ; regeneration https://www.grimsbytelegraph.co.uk/news/grimsby-news/five-biggest-developments-planned-north-4446769 ; Cleethorpes https://www.grimsbytelegraph.co.uk/news/grimsby-news/housing-boom-underway-attract-people-5157161	Y	N	Housing zone 1300 homes on council and brownfield sites ; regeneration student accommodation on new university campus, Cleethorpes 58 homes of which 10% affordable
North Herts Trading Company JV with Shearer	SE	N	E	Y	Council strategy 2019-2024 https://www.north-herts.gov.uk/home/council-data-and-performance/council-strategy ; housing strategy https://www.north-herts.gov.uk/sites/northherts-cms/files/Draft%20Housing%20Strategy%202019%202024.pdf ; regeneration JV with Shearer Property Co https://www.north-herts.gov.uk/home/council-data-and-performance/land-and-property/hitchin-churchgate-regeneration ; trading company https://www.north-herts.gov.uk/sites/northherts-cms/files/Commercial%20Strategy%20-%20final%20Jan%202019.pdf ; investment strategy https://democracy.north-herts.gov.uk/documents/s14564/INVESTMENT%20STRATEGY%20CAPITAL%20AND%20TREASURY%20MID-YEAR%20REVIEW%20202021.pdf ; commercialisation https://www.north-herts.gov.uk/sites/northherts-cms/files/Commercial%20Strategy%20-%20final%20Jan%202019.pdf ;	Y	N	2013-18 supported delivery 317 affordable homes
North Kesteven Company: Lafford Homes JV: Lindum	E M	Y	Y	Y	LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20Council%20housebuilding%20-%20full%20document.pdf ; HRA Business Strategy https://www.n-kesteven.gov.uk/residents/homes-and-property/information-about-housing-in-north-kesteven/housing-strategies-and-policies/ ; JV with Lindum https://www.n-kesteven.gov.uk/your-council/news/council-news/work-starts-on-new-homes-in-heckington/ ; Lafford homes https://www.laffordhomes.co.uk/ ; https://www.laffordhomes.co.uk/news/building-works-are-under-way-on-lafford-homes-second-development/ ; Community land trusts https://lrha.co.uk/rural-developments/lincolnshire-community-land-trust-lclt/ ; housing action strategy https://www.northlincs.gov.uk/wp-content/uploads/2020/09/North-Lincolnshire-Housing-Delivery-Test-Action-Strategy-002-a.pdf ; regeneration North Hykeham https://www.n-kesteven.gov.uk/your-council/council-news-archive/2020-news-archive/major-regeneration-proposed-for-north-hykeham-housing-scheme/ , Sleaford https://www.lincolnshirelife.co.uk/posts/view/exciting-plans-for-sleaford#:~:text=The%20development%20includes%201%2C400%20homes,hotel%20and%20a%20health%20centre. ; community land trust https://emclh.co.uk/case-study-lincoln-birchwood-area-community-land-trust-2/	Y	Y	Committed to 100 affordable homes 2021-2; have delivered 300 council and affordable homes 2011-2021; 2021 started work on 33 HRA homes; 300 th new home built or acquired through direct building or acquisition ; 249 new affordable homes 2019-2020; Lafford Homes 114 homes 2019-20; 2010-2015 HRA 110 homes; HRA 2016- 2046 550 homes, 2016-2026 250 new affordable homes ; JV with Lindum 55 homes; Lafford 42 homes on site; regeneration North Hykeham 22 additional homes; Sleaford 1400 homes,
North Lincs JV With Ongo ; JV Evergreen	E M	N	N	Y	Housing strategy https://www.northlincs.gov.uk/wp-content/uploads/2018/08/Northern-Lincolnshire-Housing-Strategy-2013-18.pdf ; JV with Ongo https://www.northlincs.gov.uk/news/government-cash-supports-residents-to-live-independently-in-brigg/ ; JV Evergreen for commercial development https://www.northlincs.gov.uk/news/work-starts-on-speculative-business-units-on-north-lincolnshire-industrial-estate/ ; investment income https://www.northlincs.gov.uk/wp-content/uploads/2018/08/NLC-Accounts-2017-2018.pdf ;	Y	N	JV 6 units for independent living ; town scheme includes housing ; regeneration Lincolnshire Lakes scheme 2500 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					Scunthorpe town scheme https://www.northlincs.gov.uk/news/27m-proposals-to-transform-scunthorpe-submitted-for-governments-3-6bn-towns-fund/ ; regeneration Lincolnshire Lakes scheme https://www.northlincs.gov.uk/news/2500-homes-strategy-approved-in-major-step-forward-for-lincolnshire-lakes-scheme/ supported by LEP https://www.northlincs.gov.uk/news/work-steps-up-a-gear-on-north-lincolnshires-4-5m-motorway-infrastructure-project/ ; commercialisation https://www.northlincs.gov.uk/your-council/commercial-agenda/			
North Norfolk	E	Y	E	N	Council strategy 2019-2023 https://www.north-norfolk.gov.uk/media/6227/nndc-council-strategy-2019-to-2023.pdf ; housing strategy https://www.north-norfolk.gov.uk/media/3021/housing_strategy_2016-20_v2.pdf ; partner with Broadland HA for s106 https://www.broadlandgroup.org/affordable-homes-strategy-for-north-norfolk-wins-award/ ; https://www.newmanassociates.co.uk/news/latest-news/view/north-norfolk-affordable-housing-strategy-wins-pre ; investment strategy https://modgov.north-norfolk.gov.uk/documents/s5908/17%20NNDC%20Investment%20Strategy%202021-22%20PRE%20CABINET.pdf ; community land trusts https://www.north-norfolk.gov.uk/tasks/housing-strategy-community-support/community-led-housing/ ;	N	N	Partnership with Broadland HA delivered 61 s106 affordable in rural locations;
North Northants ¹³					HRA Business Strategy https://cmis.northamptonshire.gov.uk/cm5live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=5yTJOuc7w%2FVAnHrirAUCmjiUupOLvT0o%2Fo8pfsLvmuKyEG1PKkTLzMG%3D%3D&rUzwrPpf%2B73zd4E7lkn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFfXsDGW9IXnlg%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEv%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJf55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9Qjji0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJf55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJf55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJf55vVA%3D ; opening an RP https://www.insidehousing.co.uk/news/news/four-more-councils-become-registered-providers-70536			
North Somerset Company Wyvern SW JV with Aequus Homes (BANES council)	S W	Y	Y	Y	Council strategy 2020-2024 https://www.n-somerset.gov.uk/sites/default/files/2020-03/Council%20Strategy%202020-2024_0.pdf ; housing strategy https://www.n-somerset.gov.uk/sites/default/files/2020-03/housing%20strategy%202016-21%20executive%20summary.pdf ; JV with Bath and NES Aequus Homes (ADL) https://www.thewestonmercury.co.uk/news/north-somerset-council-joint-venture-approved-4532704 ; Company Wyvern SW; Parklands Village MMC https://www.somersetlive.co.uk/news/somerset-news/strategy-speed-up-building-new-2883199 ; back to back land sale NHS to HA via Council https://www.nsomersetlibdems.org.uk/millcross-clevedon-2020 ; Passivhaus MMC homes https://www.building.co.uk/news/contractors-on-notice-for-mikhail-riches-offsite-housing-scheme/5110644.article ; regeneration Parklands village https://www.n-somerset.gov.uk/business/regeneration-development/parklands-village/about-parklands-village ; Weston super Mare town centre <a 214="" 81="" 854="" 876"="" data-label="Footnote" href="https://www.somersetlive.co.uk/news/400-</td> <td>Y</td> <td>N</td> <td>500 MMC homes with HE; 65 affordable homes on NHS site by HA; Passivhaus MMC 52 homes; regeneration Parklands village 4,000 homes; Weston super Mare town centre 400 homes;</td> </tr> </table> </div> <div data-bbox="> <p>¹³ New UA from April 2021</p> 			

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					home-development-proposal-weston-1667957 ; community land trust http://www.communitylandtrusts.org.uk/article/2018/8/22/toms-tour-of-somerset-clts ; https://www.bristolpost.co.uk/news/local-news/north-somerset-council-looking-sites-3720146 .			
North Tyneside Trading company: NTTC Housing company Aurora Properties	NE	Y	Y	Y	Council strategy 2020-2024 https://my.northtyneside.gov.uk/category/1241/our-north-tyneside-strategy ; housing strategy https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/Housing%20Strategy%202016-21_0.pdf ; North Tyneside Trading Company ; HRA business strategy https://democracy.northtyneside.gov.uk/documents/s5039/2021-2025%20Financial%20Strategy%20and%20Budget%20Process%20Annex%201%20HRA.pdf ; https://my.northtyneside.gov.uk/sites/default/files/meeting/related-documents/5d%20Delivering%20Affordable%20Homes%20Report.pdf ; JV with Kier https://my.northtyneside.gov.uk/sites/default/files/meeting/related-documents/5b%20Budget%20and%20Financial%20Strategy%20Process%20Report.pdf ; North Tyneside trading Company – Aurora properties trading name for homes for sale https://my.northtyneside.gov.uk/category/670/new-housing-projects ; Aurora affordable homes trading name for affordable http://www.aurora-properties.co.uk/ ; affordable homes delivery https://my.northtyneside.gov.uk/sites/default/files/meeting/related-documents/5d%20Delivering%20Affordable%20Homes%20Report.pdf ; https://democracy.northtyneside.gov.uk/documents/s4966/Supporting%20the%20Ambition%20for%20North%20Tyneside%20through%20Housing%20Growth.pdf ; regeneration North Shields https://www.chroniclive.co.uk/news/north-east-news/9m-boost-north-shields-regeneration-20244126 ; Killingworth Moor https://my.northtyneside.gov.uk/category/1484/north-west ;	Y	Y	2017-2020 892 new homes have been provided, 347 of which were affordable.; NTTC uses council owned land for development and s106 properties; HRA 72 new affordable homes across in the borough by 2020 built by Kier Construction on behalf of North Tyneside Council and then managed by North Tyneside Homes.; JV with Kier insourced in 2019; HRA 2016-20 built 20 new homes and 6 from office conversion ; Aurora affordable homes has target of 3000 affordable homes by 2023; Aurora properties has built 52 properties for sale; Aurora affordable properties (formerly NT DevCo) ; 2014-2024 HRA 314; RPs affordable 392; volume builders affordable 1,448, plus other providers to make 3,000 of these 1560 provided by 2021; target increased to 4,000 by 2032 in line with Local Strategy; HRA 360 additional post 2021; regeneration North Shields 660 homes; Killingworth Moor 1500 new homes;
Northumberland Council company: Ascent Housing company Advance	NE	Y	Y	Y	Council strategy 2018-2021 https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/About-the-Council/Council-Strategy-2020-FINAL.pdf ; Housing strategy https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Housing/Housing-Strategy-for-Northumberland-2019-2.pdf ; HRA business strategy https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/About-the-Council/Finance/Final-Statement-of-Accounts-2018-19-Published-signed-version.pdf ; https://www.northumberlandgazette.co.uk/news/politics/ps10m-investment-real-start-bid-provide-1000-affordable-homes-rent-northumberland-1341098 ;LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; Ascent Homes housing arm of council's company Advance https://www.advancenorthumberland.co.uk/what-we-do/ascent-homes ; https://ascent-homes.co.uk/news/2020/1/9/developer-announces-start-on-site-of-affordable-homes ; regeneration Blyth https://bdaily.co.uk/articles/2020/09/07/decade-long-northumberland-regeneration-project-reaches-completion ; https://castlesandcoasts.co.uk/news/2021/march/affordable-homes-in-blyth-given-the-green-light/ ; commercialisation https://www.northumberlandgazette.co.uk/news/politics/council/northumberland-county-council-setting-10-companies-commercialisation-opportunities-1417455	N	Y	2017 commitment to providing 1,000 affordable and council homes; community led housing initiatives ; 2013-2018 1,405 affordable homes to rent, of which 296 are council homes and 426 shared ownership; HRA 2019-2023 commitment to 1,000 new council home but changed to 1,000 affordable after election; Ascent Homes 256 built for sale and affordable plus others in development ; regeneration Blyth 142 new homes plus 27 affordable

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V R A		Indicative LA housing numbers from reports
North Warwickshire ¹⁴	W M	N	N	N	Partnership rural housing association https://labmonline.co.uk/news/wrha-expands-into-north-warwickshire-with-rural-housing-week-celebration/ ; regeneration Bromford https://www.bromford.co.uk/news/latest-news/2014/december/new-arley-development-handover/	N	Y	Rural HA partnership 2 homes; regeneration Bromford 42 new homes;
North West Leicestershire	E M	N	N	N	Council strategy 2019-2020 https://www.nwleics.gov.uk/pages/performance ; https://www.nwleics.gov.uk/files/documents/council_delivery_strategy_2019_20/NWLDC%20Council%20Delivery%20Strategy%202019%20-%202020.pdf ; HRA business strategy https://minutes-1.nwleics.gov.uk/documents/s21231/201920%20Housing%20Revenue%20Account%20HRA%20Budget%20and%20Rent%20Increase%20Cabinet%20Report.pdf ; asset strategy https://minutes-1.nwleics.gov.uk/documents/s31000/Appendix%20A%20-%20Investment%20Strategy%20-%20Service%20and%20Commercial%20202122.pdf ; HRA https://coalville.nub.news/n/north-west-leicestershire-district-council-budget-money-set-aside-for-carbon-reduction-and-new-council-homes ; regeneration Coalville https://www.nwleics.gov.uk/files/documents/princes_foundation_regeneration_strategy/Princes%20Foundation%20Regeneration%20Strategy.pdf ;	N	Y	2019-2020 building new HRA homes; opening a company; building 138 HRA homes 2017- 2021; regeneration Coalville c12,000 homes;
North Yorks Company Brierley Homes	Y H	N	Y	Y	Council strategy https://www.northyorks.gov.uk/sites/default/files/fileroot/About%20the%20council/Strategies%20%20strategys%20and%20policies/Council%20Strategy%202020-2024%20Final%20design.pdf ; Brierley Homes https://brierleyhomes.co.uk/our-developments/ ;	N	N	Brierley Homes 93 homes over 6 sites;
Nottingham Nottingham City Homes JV Blueprint	E M	Y	Y	Y	Council strategy 2019-2023 https://www.nottinghamcity.gov.uk/media/2215620/nccstrategy19-web.pdf ; housing strategy https://www.nottinghamcity.gov.uk/information-for-residents/housing/strategic-housing/the-citys-housing-strategy/ ; HRA Business Strategy https://www.yumpu.com/en/document/view/46921006/housing-revenue-account-business-strategy-nottingham-city-homes ; Nottingham City Homes https://www.nottinghamcityhomes.org.uk/# ; NCH office to resi scheme https://nottinghamcityhomes.org.uk/news/news/nottingham-office-space-to-be-converted-to-new-council-homes/ ; other NCH developments https://www.nottinghampost.com/news/nottingham-news/here-more-500-nottingham-council-3688655 ; https://www.nottinghamcityhomes.org.uk/news/news/new-family-homes-in-nottingham/ ; https://www.nottinghamcityhomes.org.uk/news/news/new-family-homes-completed-in-nottingham/ ; https://www.nottinghampost.com/news/nottingham-news/work-begins-more-100-new-4874163 ; https://www.nottinghampost.com/news/nottingham-news/dates-new-nottingham-council-homes-4207095 ; https://www.nottinghampost.com/news/nottingham-news/strategys-106-council-homes-part-3941921 ; https://www.nottinghamcity.gov.uk/information-for-business/strategyning-and-building-control/building-a-better-nottingham/housing-developments/ ; https://www.nottinghamcity.gov.uk/information-for-business/strategyning-and-building-control/building-a-better-nottingham/housing-developments/bestwood-area/ ; https://www.nottinghamcity.gov.uk/information-for-business/strategyning-and-building-control/building-a-better-nottingham/housing-developments/bestwood-area/ ;	Y	Y	Intent to build 2500 affordable homes 2019-2023 and purchase 1500 by 2023; 2014-2019 HRA 570 homes; 2020-2025 500 homes HRA; Bllueprint 179 including MMC; regeneration Waterside Trent Basin 173 homes plus Blueprint purchased land for 305 more homes; Broadmarsh 348 new homes and approx. 900 homes student rooms;

¹⁴ Web links broken, reports untitled and unsearchable

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports
					control/building-a-better-nottingham/housing-developments/smaller-development-sites/ ; https://www.nottinghamcity.gov.uk/information-for-business/strategyning-and-building-control/building-a-better-nottingham/housing-developments/completed-schemes/ ; https://www.nottinghamcity.gov.uk/information-for-business/strategyning-and-building-control/building-a-better-nottingham/housing-developments/arkwright-walk/ ; https://www.nottinghamcity.gov.uk/information-for-business/strategyning-and-building-control/building-a-better-nottingham/housing-developments/winwood-heights-sherwood/ ; Blueprint https://www.strategyningofficers.org.uk/uploads/Gill%20Callingham%20-%204%20Jul.pdf ; https://www.blueprintregeneration.com/projects/ ; regeneration Waterside/Trent Basin https://www.nottinghampost.com/news/more-new-homes-planned-nottinghams-4821833 ; https://www.nottinghampost.com/news/nottingham-news/deal-100m-waterside-estate-banks-4148505 ; Broadmarsh https://www.nottinghampost.com/news/nottingham-news/fears-regeneration-nottinghams-southside-ruin-3805103 ; community land trusts https://committee.nottinghamcity.gov.uk/documents/s89366/DD3547.pdf ,			
Nottinghamshire CC JV Barwood Strategic Land LLP JV Ilke Homes JV Arc/Investing in Nottinghamshire	E M	Y	Y	Y	JV Arc with SCAPE for building projects https://www.scape.co.uk/arc-partnership ; housing development https://www.nottinghamshire.gov.uk/newsroom/news/learn-about-proposed-strategys-for-land-development-at ; Barwood strategic land https://democracy.gedling.gov.uk/documents/s13160/Application%20No.%2020160854%20-%20Metallifactory%20Ltd%20Mansfield%20Road%20Redhill.pdf ; https://reportlet.co.uk/company/OC368967/barwood-strategic-land-ii-llp/ ; JV Ilke Homes https://developmentfinancetoday.co.uk/article-desc-8232-Nottingham%20County%20Council%20selects%20ilke%20Homes%20to%20regenerate%20brownfield%20site ; JV Arc https://www.eastmidlandsbusinesslink.co.uk/mag/property/notts-regeneration-that-could-boost-local-economy-by-870m-and-create-1000-jobs-begins/ ; JV Investing in Nottinghamshire with SCAPE https://www.arc-partnership.co.uk/news/investing-in-nottinghamshire ; commercialisation https://www.nottinghamshire.gov.uk/media/1728043/commercial-strategy-2018.pdf	Y	N	Developing 805 homes ; Ilke Homes MMC 140 homes affordable led scheme; JV Arc development 805 homes;
Norwich Company : Norwich Regeneration Company Ltd JV with Norse ending 2021 and 2022	E	Y	Y	Y	Council strategy https://www.norwich.gov.uk/downloads/file/2225/council_strategy_2019-22 ; housing strategy https://www.norwich.gov.uk/downloads/file/3388/housing_strategy_2013-18 ; HRA statement of accounts https://www.norwich.gov.uk/download/downloads/id/7102/statement_of_accounts_audited_year_ending_march_2020.pdf ; JV with Norse for different services ending 2021 and 2022 https://www.norwich.gov.uk/news/article/372/city_council_confirms_strategys_for_transition_of_key_services ; JV East Norwich Partnership https://www.norwich.gov.uk/news/article/361/biggest_development_opportunity_in_the_east_of_england_unveiled ; Norwich Regeneration Company https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=bOKkNzyMMS%2FupzJld85Fols7X6kjespCi%2BUEMS371hWjp9GglGVmiw%3D%3D&rUzwrPF%2BZ3zd4E7lkn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWctPHwdhUfCZ%2FLUQzqA2uL5jNRG4jdQ%3D%3D&mCTI	Y	Y	2018-19 90 new build HRA homes; regeneration East Norwich partnership JV 4000 homes with support LEP and HE; regeneration company 172 homes including 112 passivhaus homes in first project; In the first build phase of Rayne Park,, completed 2019, 18 of the 79 properties were let to tenants through the council's Home Options scheme which houses those who are at risk of becoming homeless. A further 31 homes were added to the council's social housing stock this year, with the remainder of the 79 properties made available for private sale and rent. Phase 2, 2020, 31 homes for

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV East Norwich partnership					bCubSFxSDGW9IXnlg%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJff55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9Qij0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3D ; https://www.norwich.gov.uk/news/article/18/development-company-business-strategy-gets-ahead ; https://www.norwich.gov.uk/news/article/389/high-demand-for-homes-built-by-norwich-city-council-housing-company ; https://www.norwich.gov.uk/news/article/301/new-council-homes-revealed-following-regeneration ; Covid bailout https://www.housingtoday.co.uk/news/norwich-approves-14m-bailout-for-local-housing-company/5106575.article ; https://www.eveningnews24.co.uk/news/local-council/more-than-30-new-homes-bought-at-bowthorpe-s-rayne-6392112 ; investment income https://www.norwich.gov.uk/info/20352/commercial-property-investments ; community land trust https://www.lumi.org.uk/activities/view/norwich-community-land-trust/			sale, 2021 another 74 total site capacity 1,000 homes; 6 new homes from converted housing office;
Nuneaton and Bedworth Company: NABCEL JV with Queensberry	E M	N	Y	Y	Housing strategy https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=bOKkNzyMMS%2FupzJld85Fols7X6kjespCi%2BUEMS371hWjp9GgIGVmiw%3D%3D&rUzwRPF%2BZ3zd4E7Ikn8Lyw%3D%3D=pwRE6AGJFLDNih225F5QMaQWCtPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFxSDGW9IXnlg%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJff55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9Qij0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3D ; HRA https://www.nuneatonandbedworth.gov.uk/download/downloads/id/3250/unaudited-statement-of-accounts-2018-2019.pdf ; partnership with Cornerstone for housing for homeless https://www.nuneatonandbedworth.gov.uk/news/article/670/partnership-to-tackle-homelessness ; NABCEL Nuneaton and Bedowrrh Community Enterprise Limited property management http://nabcel.co.uk/about/ https://www.nuneatonandbedworth.gov.uk/meetings/meeting/2232/nabcel-shareholder-committee ; JV with Queensberry https://www.nuneatonandbedworth.gov.uk/news/article/1912/major-town-centre-regeneration-strategys-move-forward ; https://abbeystreetdevelopment.co.uk/ ; https://queensberryrealestate.com/portfolio/transforming-nuneaton/ ; https://www.warwickshire.gov.uk/regeneration-projects/transforming-nuneaton/3 LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; investment income	Y	Y	47 council homes HRA built in previous housing strategy period 2014-2016; 30 year HRA strategy assumes 1240 new build homes using MMC; regeneration JV with Queensberry includes housing but numbers not apparent supported by the LEP;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A	Indicative LA housing numbers from reports	
Oadby and Wigston Company Bushloe Developments	E M	N	Y	Y	Council strategy 2019-2024 https://www.oadby-wigston.gov.uk/files/documents/the_council_strategy_2019_2024/The%20Council%20Strategy%202019-2024.pdf ; housing strategy https://www.oadby-wigston.gov.uk/pages/housing_strategy ; HRA business strategy https://moderngov.oadby-wigston.gov.uk/documents/s18788/Appendix%203%20-%20Housing%20Revenue%20Account%20201920.pdf ; investment https://www.oadby-wigston.gov.uk/files/documents/unaudited_financial_statements_201920/Unaudited+Financial+Statements+2019.20+%283%29.pdf ; Bushloe developments https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%20many%20of%20these%20companies,to%20its%20council%20so%20far. https://moderngov.oadby-wigston.gov.uk/documents/s14936/Bushloe%20Developments%20Limited%20-%20Proposed%20Governance.pdf ;	N	Y	committed to delivering 148 new homes per annum by 2031 ;
Oldham JV Foxdenton LLP JV: Meridian Development Co Ltd acquired by council	N W	Y	Y	Y	Housing strategy https://www.oldham.gov.uk/downloads/file/5561/housing_strategy_2019 ; HRA budget including PFI https://www.oldham.gov.uk/downloads/file/3873/housing_revenue_account_budget_report_2020-21 ; town centre regeneration https://www.oldham-chronicle.co.uk/news-features/139/main-news/132372/%C2%A3306-million-investment-strategy-set-to-be-approved-by-oldham-council ; sale of car park land http://www.breakeynuttall.co.uk/princes-gate-mumps-oldham-lancashire-01-3tl/ ; https://www.manchestereveningnews.co.uk/news/greater-manchester-news/oldham-princes-gate-new-shops-15444644 ; Foxdenton JV and Meridian JV https://committees.oldham.gov.uk/documents/s92780/Joint%20ventures.pdf ; Foxdenton LLP https://www.oldham.gov.uk/info/200891/investment_schemes/1321/foxdenton ; http://www.foxdentonllp.co.uk/ ; https://aboutmanchester.co.uk/oldham-council-to-name-road-after-pioneering-suffragist/ ; Meridian acquired by council https://committees.oldham.gov.uk/ieDecisionDetails.aspx?ID=3921	Y	Y	PFI 317 new homes, through a 25 year contract with Inspiral Oldham ; town centre regeneration 2000 homes; sale of car park land for mixed development including 800 homes; Foxdenton JV 500 homes;
Oxford City Company Oxford City Housing Ltd OCHL JV with Hill Oxford Direct Services Limited (ODSL)	SE	Y	Y	Y	Council strategy 2018-2019 https://www.oxford.gov.uk/downloads/file/6674/council_strategy_annual_statement_2018-19 ; housing strategy mid point review https://mycouncil.oxford.gov.uk/documents/s50456/HHS%20report.pdf ; HRA business strategy https://mycouncil.oxford.gov.uk/ieDecisionDetails.aspx?Allid=1203 ; https://mycouncil.oxford.gov.uk/mgIssueHistoryHome.aspx?Ild=21125 ; company Oxford City Housing Limited (OCHL) including JV with Hill https://mycouncil.oxford.gov.uk/ieDecisionDetails.aspx?Allid=10669 ; https://www.oxford.gov.uk/news/article/1655/housing_company_seeks_development_contractors_to_deliver_2500_factory-built_low_carbon_homes_in_oxfordshire ; https://www.oxford.gov.uk/news/article/1621/oxford_needs_homes_housing_company_acquires_land_in_iffley_for_housing_development ; https://www.oxford.gov.uk/news/article/1762/oxford_city_housing_ltd_the_journey_of_a_thousand_miles_begins_with_one_step ; procurement framework for MMC	Y	Y	2018-19 building 53 affordable homes many of which will be socially rented; development of 90 affordable homes of which 30 social rented; OCHL building 500 homes with minimum 50% affordable; Barton Park development has delivered 34 affordable homes allocated to households on the Council's housing waiting list. Another 301 will be shared ownership and other affordable tenures ; When finished, 885 homes. 354 of these will be owned by OCHL and allocated to households on Council's housing waiting list.; 2018-2019 012 affordable homes completed in city; OxWED expected to have 450 homes; OCHL seeking to provide 2500 MMC low carbon homes across Oxfordshire of which 1124 social rent; acquired site for 29 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Oxford Direct Services Trading Limited (ODSTL) JV Barton Oxford LLP joint with Grosvenor JV OxWED with Nuffield College JV Catalyst					https://www.oxford.gov.uk/news/article/1717/building_better_bit_by_bit ; JV OxWED and other company information https://www.oxford.gov.uk/download/downloads/id/833/statement_of_accounts_2013-14.pdf ; https://mycouncil.oxford.gov.uk/mgCommitteeDetails.aspx?ID=538 ; regeneration OxWED https://www.oxford.gov.uk/info/20182/regeneration_and_development/950/oxpens_development https://www.oxford.gov.uk/news/article/1736/oxpens_site_and_the_route_to_regeneration ; Barton Oxford LLP https://mycouncil.oxford.gov.uk/mgIssueHistoryHome.aspx?Id=21711&StrategyId=366&RPID=0 ; https://www.oxfordmail.co.uk/news/17439740.inside-one-homes-owned-oxford-city-councils-housing-company-barton-park/ ; Oxpens https://www.oxford.gov.uk/news/article/1736/oxpens_site_and_the_route_to_regeneration#:~:text=Oxpens%20will%20deliver%20both%20homes,of%20around%20450%20residential%20dwellings. Balckbird Leys JV with Catalyst https://www.oxford.gov.uk/info/20182/regeneration_and_development/446/the_leys_regeneration_project LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; community land trust https://www.oxford.gov.uk/news/article/1241/city_council_to_provide_land_to_pilot_community-led_housing_project_in_oxford			1900 homes in Oxford to 2031; 2021 OCHL is currently building 144 homes on 12 sites around Oxford, with more than 50 of these expected to be completed over the summer. The housing company is preparing to submit planning applications for over 100 more homes during the same period. Regeneration Oxpens 459 homes; Blackbird Leys JV Catalyst 250 homes;
Oxfordshire CC	SE	N	N	N	Council strategy 2016-2020 https://www.oxfordshire.gov.uk/sites/default/files/file/about-council/CouncilStrategy.pdf ; Partnership with Cherwell https://news.oxfordshire.gov.uk/ambitious-new-oxfordshire-partnership-is-breaking-new-ground-in-local-government/ ; Housing Growth deal https://www.oxfordshiregrowthboard.org/housing-and-growth-deal-home/ ; affordable housing https://www.oxfordshiregrowthboard.org/wp-content/uploads/2020/02/OGBAffHomProspect05-2020.pdf ; sale of land for housing regeneration https://news.oxfordshire.gov.uk/boost-set-for-oxfords-quests-to-increase-affordable-housing-and-regenerate-blackbird-leys/ ; https://www.oxfordmail.co.uk/news/18655236.former-swimming-pool-sold-off-blackbird-leys-regeneration-strategy/ ; property investment https://mycouncil.oxfordshire.gov.uk/documents/s48253/CC_SEP1019R03%20-%20Investment%20Strategy%20Doc.pdf ;Community land trust https://www.oclt.org.uk/ ; funding https://www.oxfordshiregrowthboard.org/growth-board-receives-commitment-for-more-community-led-housing-from-government/	N	N	100,000 new homes across county through growth deal 2011-2031; 1320 affordable homes to start on site by 2022; exploring MMC;
Pendle JV Pearl2 with Barnfield	N W	Y	Y	Y	Council strategy 2020-2023 https://www.pendle.gov.uk/downloads/file/10844/strategic_strategy_2020-23 ; housing strategy https://www.pendle.gov.uk/download/meetings/id/22294/item_12_appendix_1 ; JV Pearl 2 http://www.pearlpendle.co.uk/category/pearl2/ ; https://www.lancashirebusinessview.co.uk/latest-news-and-features/ambitious-portfolio-of-projects-for-pendle/ ; https://www.northlightstates.com/ ; regeneration JV Pearl Together https://www.togetherhousing.co.uk/housing-boost-for-pendle/ ; https://www.lancashiretelegraph.co.uk/news/18254090.controversial-nelson-housing-estate-gets-	Y	N	Targeted action by the Council over the last five years has helped to reduce the number of long term empty properties from over 2,000 to 1,100. The long-term vacancy rate now stands at 2.3% and is below the average for England of 2.54 a; 2015-18 supported 152 homes delivered for affordable rent or shared ownership housing, 103 of these have been new build

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV Pearl Together with Barnfield and Together Housing					go-ahead/ ; https://www.lancashirebusinessview.co.uk/latest-news-and-features/eco-friendly-housing-development-set-for-pendle ; discussion on HRA https://www.lancs.live/news/lancashire-news/pendle-not-getting-large-council-16555961 ; property strategy https://www.pendle.gov.uk/download/meetings/id/23529/item_10_appendix_2 ; community land trust https://www.bbl-clt.org/ ; commercialisation https://www.pendle.gov.uk/download/meetings/id/22952/item_8_appendix_draft_strategy			and 49 refurbished; JV Pearl Together to build 500 homes 2018-2023 has built 141 homes of which 79 built; building to higher environmental standard ; Pearl2 85 apartments
Peterborough Company Peterborough Investment Partnership (PIP) Company Opportunity Peterborough JV Medesham Homes JV with Lucent Homes JV MCA and ARU	E	Y	Y	Y	Council strategy 2021-2025 https://www.peterborough.gov.uk/council/strategies-policies-and-strategys/council-strategies/council-strategy ; housing strategy https://democracy.peterborough.gov.uk/documents/s29139/5.%20Appendix%201%20-%20The%20Draft%20Peterborough%20Housing%20Strategy%202016%20to%202021.pdf ; JV with Lucent homes https://democracy.peterborough.gov.uk/documents/s22196/Annex%201%20Business%20Case%20for%20Investment%20JV%20PUB.pdf ; https://democracy.peterborough.gov.uk/mglIssueHistoryHome.aspx?IId=14556&StrategyId=227&RPID=0 ; Peterborough Investment Partnership https://peterboroughinvestmentpartnership.com/ ; https://www.peterborough.gov.uk/news/deconstruction-of-northminster-car-park-begins ; https://www.peterboroughtoday.co.uk/news/politics/peterborough-city-market-could-get-new-home-regeneration-northminster-moves-forward-1403073 ; Medesham Homes JV with Cross Key Homes http://www.medesham.com/ ; https://democracy.peterborough.gov.uk/mglIssueHistoryHome.aspx?IId=17862 ; https://www.peterborough.gov.uk/news/new-medesham-homes-development-named-after-local-woman ; Opportunity Peterborough https://www.opportunitypeterborough.co.uk/about-opportunity-peterborough/ ; https://investinpeterborough.co.uk/app/uploads/2020/07/Peterborough_Development_Brochure_Web_2.pdf ; JV CA and Anglia Ruskin University https://www.peterboroughmatters.co.uk/local-news/peterborough-embankment-regeneration-strategys-37074 ; https://democracy.peterborough.gov.uk/documents/s41363/University%20CMDN%20-%20PUB.pdf?txonly=1 ; investment acquisition strategy https://democracy.peterborough.gov.uk/documents/s40727/Item%206.%20Appendix%20B%20Asset%20investment%20Strategy%2020-21.pdf?txonly=1 ; commercialisation https://democracy.peterborough.gov.uk/ieDecisionDetails.aspx?Id=1569	Y	N	PIP 350 homes Fletton Quays; PIP Northminster 150 homes included using site of multi storey carpark; ; JV Medesham JV 30 homes ; Medesham 139 affordable completed or near completion;; regeneration reviewing all car park sites; s
Plymouth	S W	Y	Y	Y	Council performance strategy 2018-2022 https://www.plymouth.gov.uk/sites/default/files/Council_Strategy_2018-22_Q1_performance.pdf ; housing strategy https://www.plymouth.gov.uk/housing/strategyhomes ; housing for sale https://www.plymouth.gov.uk/newsroom/pressreleases/newhomesbedeliveredcouncil ; http://www.broadlandgardens.co.uk/ ; JV Plymouth Community homes https://www.plymouth.gov.uk/newsroom/pressreleases/over600newhomespromiseddealpch ;	Y	N	Target to deliver 1,000 homes per year; 2017-18 1,455 delivered of which 1109 mix of affordable; JV PCH 601 homes of which 444 are affordable; regeneration city centre 1000 new homes; conversion civic centre into 144 homes by Urban Splash;

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
					target for delivery https://www.plymouthherald.co.uk/news/plymouth-news/how-plymouth-strategys-build-5000-2598206 ; property investment https://www.plymouthherald.co.uk/news/plymouth-news/fly-through-councils-130-million-1582068 ; regeneration city centre https://www.plymouthherald.co.uk/news/plymouth-news/plymouth-now-1billion-city-3407964 ; conversion of civic centre into housing https://www.business-live.co.uk/economic-development/start-date-given-regeneration-plymouths-19622192 community land trust https://www.sherfordtrust.org.uk/aboutus.php ; commercialisation https://democracy.plymouth.gov.uk/documents/s57437/Strategic%20Business%20Case%20Commercialisation%20Initiatives.pdf			
Portsmouth Company Ravelin Subsidiary HoldCo and PropCo; JV with DV4 JV MMD	SE	Y	Y	Y	Council strategy 2018 https://www.portsmouth.gov.uk/wp-content/uploads/2020/05/councilpriorities2018.pdf ; affordable housing https://www.portsmouth.gov.uk/services/development-and-strategy/strategy-policy/developing-affordable-housing/ ; https://www.portsmouth.gov.uk/wp-content/uploads/2020/05/development-and-strategy-providing-affordable-housing-in-portsmouth.pdf ; HRA https://www.portsmouth.gov.uk/wp-content/uploads/2021/01/Portsmouth City Council Statement of Accounts 2019-20 Post Audit 1.pdf ; HRA new build https://democracy.portsmouth.gov.uk/documents/s23588/Doyle%20Avenue%20Development%20Report.pdf ; JV with DV4 https://democracy.portsmouth.gov.uk/documents/g4212/Decisions%2026th-Feb-2019%2009.00%20Cabinet.pdf?T=2 ; https://democracy.portsmouth.gov.uk/documents/s21639/City%20Centre%20Regeneration%20Report%20open.pdf ; https://democracy.portsmouth.gov.uk/ielIssueDetails.aspx?Iid=15023&Opt=3 ; JV MMD https://democracy.portsmouth.gov.uk/documents/s21959/MMD%20Update%20and%20Review%20open%20report%20only.pdf ; Ravelin Group of companies https://democracy.portsmouth.gov.uk/documents/s22305/Item%208%20-%20Ravelin%20-%20Appendix%20A%20Business%20Case.pdf including subsidiary to deliver HRA homes to create HoldCo and PropCo; https://democracy.portsmouth.gov.uk/ieDecisionDetails.aspx?Id=776 ; https://www.portsmouth.co.uk/news/politics/new-ps22m-tower-block-could-be-gateway-portsmouth-city-centre-1373054 ; https://www.portsmouth.co.uk/news/politics/council-hopes-portsmouth-housebuilding-sprees-creating-new-company-heres-where-they-want-put-homes-102798 ; https://www.aboutmyarea.co.uk/Hampshire/Portsmouth/PO6/News/Local-News/330064-WATCH-virtual-tour-of-new-housing-as-Lord-Mayor-hails-Portsmouth-builders-behind-councils-Covid-lockdown-construction-project Community housing trust https://democracy.portsmouth.gov.uk/documents/s21121/Resources%20-%20Transfer%20of%20Properties%20to%20Community%20Housing%20Trust-.pdf ; Property investment fund https://democracy.portsmouth.gov.uk/documents/s20189/Property%20Investment%20Fund%20Information%20Report%20with%20appendices%201%202.pdf ; regeneration City Centre https://investportsmouth.co.uk/developments/city-centre/ Lennox point https://lennoxpoint.com/	Y	Y	Support dev of approx. 150 affordable homes pa; HRA 2019-20 35 stock additions ; 2020 HRA 16 new build ; JV with DV4 to provide more affordable homes; JV MMD includes housing ; Ravelin Prop Co 200 homes for HRA; regeneration Lennox Point housing 3500 homes being pursued by council; City Centre 2600 homes on council owned land; ;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A	H R A	Indicative LA housing numbers from reports
Preston JV Maple Grove Preston City Living Partnership with Hive	N W	N	N	Y	Council strategy 2021-2 https://www.preston.gov.uk/media/5446/Achieving-Preston-s-Priorities-2021-2022/pdf/APP_2021-22.pdf?m=637508897675700000 ; Preston and Lancashire City Deal https://www.preston.gov.uk/article/1599/Preston-and-Lancashire-City-Deal ; https://www.preston.gov.uk/media/5050/Preston-South-Ribble-and-Lancashire-City-Deal/pdf/A15_-_Preston_South_Ribble_and_Lancashire_City_Deal.pdf?m=637469228606200000 ; City Living Preston partnership https://www.strategyningresource.co.uk/article/1693430/award-strategyning-increased-housing-delivery-editors-award ; https://www.strategyningawards.com/finalists/city-living-preston-clp/ ; JV Maple grove https://www.lancashire.gov.uk/news/details/?Id=PR20/0051 ; regeneration https://www.lep.co.uk/news/politics/new-look-part-preston-city-centre-regeneration-vision-unveiled-2895240	Y	N	City deal 17420 new homes with South Ribble; Preston City Living has 28 sites for development ; regeneration city centre 1,600 homes;
Reading Company Homes for Reading JV Dee Park with Willmott Dixon and Catalyst	SE	Y	Y	Y	Council strategy 2018-2021 https://images.reading.gov.uk/2020/01/Shaping-Readings-Future-Council-Strategy-2018-21.pdf ; housing strategy https://democracy.reading.gov.uk/documents/s13836/APPENDIX%20A%20Housing%20Strategy%20of%20Reading%202020-25.pdf ; HRA Business Strategy https://www.reading.gov.uk/news/council-agrees-to-44-million-investment-in-more-affordable-housing-and-improved-facilities-for-vulnerable-residents/ ; https://democracy.reading.gov.uk/documents/s15546/Wensley%20Road%20Spend%20Approval.pdf ; s106 affordable housing https://www.readingchronicle.co.uk/news/18280307.affordable-housing-development-set-get-reading-borough-council-approval/ ; housing company Homes for Reading https://www.getreading.co.uk/news/reading-berkshire-news/reading-borough-council-set-up-11055172 ; https://www.getreading.co.uk/news/property/council-owned-company-rents-out-13737667 ; https://homesforreading.co.uk/ ; JV Dee Park https://www.willmott-dixon.co.uk/projects/dee-park-reading ; regeneration sites with housing https://www.getreading.co.uk/news/property/what-reading-could-look-like-17813804 ; investment strategy https://www.readingchronicle.co.uk/news/18797976.reading-commercial-investment-stopped/	Y	Y	2000 BTR homes being built 2020-25; all new homes to contribute to net zero; HRA Business Strategy has four sites transferred to HRA and 110 homes on 2 of these sites; s106 41 homes in town centre net zero and a car club; HRA New Build programme has been in place in Reading s 2013-2020, 173 new homes (138 new build and 35 acquisitions) have been delivered. A further c.110 homes are in progress with a staggered delivery over the next 3 years.; Dee Park JV 763 new homes of which 281 will be affordable, 482 for sale; major regeneration sites for housing https://www.getreading.co.uk/news/property/what-reading-could-look-like-17813804
Redbridge Company Redbridge Living	L	Y	Y	Y	Council delivery strategy 2018-2025 https://www.redbridge.gov.uk/media/6040/strat-del-strategy-v12.pdf ; https://www.redbridge.gov.uk/media/7257/building-a-new-redbridge-for-2025.pdf ; housing strategy http://moderngov.redbridge.gov.uk/documents/s110354/17%20Redbridge%20Housing%20Strategy%20APPENDIX.pdf ; https://www.redbridge.gov.uk/media/5369/housing-service-strategy-2018-2019.pdf ; HRA https://www.redbridge.gov.uk/media/8436/council-house-building-programme-phase-3.pdf ; https://www.ilfordrecorder.co.uk/news/new-council-flats-for-south-woodford-7830404 ; Redbridge Living https://www.redbridge.gov.uk/regeneration-and-growth/across-the-borough/homes/redbridge-living/ ; https://redbridgeliving.co.uk/ ; capital investment strategy https://www.room151.co.uk/wp-content/uploads/2019/04/Redbridge-Capital.pdf ; Ilford Gyrotory including JV partner https://www.guardian-series.co.uk/news/19098230.council-taking-lead-ilford-gyrotory-redevelopment/ ; regeneration Ilford https://www.redbridge.gov.uk/media/4620/regeneration-strategy-2017.pdf ; Barkingside	E	Y	Committed to over 1,000 new affordable homes including through Redbridge Living and 350 through HRA ; by 2020 600 in HRA programme on multiple sites – see report ink on building programme; target of 17500 new homes by 2030 (all providers?); Redbridge Living has 489 homes in planning and delivery process of which 35% affordable; council to build 525 new homes including 263 affordable in Ilford town centre; regeneration Ilford 6000 homes; Barkingside 500 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.redbridge.gov.uk/regeneration-and-growth/regeneration-and-growth-areas/barkingside/ community land trust https://www.londonclt.org/redbridge ; https://www.redbridge.gov.uk/media/1418/all_presentations_serving-redbridge.pdf ;			
Redcar and Cleveland	NE	N	N	N	Housing strategy https://www.redcar-cleveland.gov.uk/resident/housing-property/housing-related-policies-guidance/Documents/Housing%20Strategy%202019-2024.pdf ; Housing funded by Teesside MCA https://teesvalley-ca.gov.uk/wp-content/uploads/2017/03/Investment-Strategy-March-2017.pdf ; growth area https://www.built-environment-networking.com/news/redcar-cleveland-council-release-area-growth-strategys-90-schemes/ ; investment in assets https://www.redcar-cleveland.gov.uk/Democracy/DecisionMaking/MeetingCabinet/CabinetPapers/27.02.20%20Budget%20Book.pdf ; community land trust https://www.southbankclt.org/faqs ; https://www.southbankclt.org/the-project ;	N	N	mixed-tenure development comprising 344 houses, bungalows and flats, including 143 units of affordable housing, was completed in 2017, as a partnership between Beyond Housing, Keepmoat Construction, the Council and Homes England; 840 affordable units provided 2012-7 and 1000 affordable between 2-14-2020; want to expand use of MMC; 15% of new dev to be affordable plus expected delivery by RPs and 70% affordable to be rented; promoting 2000 homes in growth area
Redditch	W M	Y	Y	N	Council strategy 2020-2024 https://www.redditchbc.gov.uk/media/5688175/RBC_CouncilStrategy_2020-24.PDF ; HRA https://moderngovwebpublic.redditchbc.gov.uk/documents/s38373/1.%20RBC%20Executive%20MTFP.pdf ; ; affordable housing partnership with HAS https://www.redditchbc.gov.uk/business/property-developers/subsidies-for-affordable-housing/the-redditch-affordable-housing-development-partnership.aspx ; HRA new build https://www.redditchconservatives.org.uk/2021/03/for-the-first-time-since-1994-redditch-borough-council-is-building-its-own-housing-assets-again/ ; https://www.redditchadvertiser.co.uk/news/18590954.strategys-build-new-affordable-homes-redditch-approved/ ; JVs investigated for regeneration https://www.redditchbc.gov.uk/my-place/matchborough-and-winyates-district-centres-regeneration.aspx ; one public estate https://moderngovwebpublic.redditchbc.gov.uk/documents/s33854/Appendix%201%20-%20Matchborough%20and%20Winyates.pdf ; regeneration Redditch town centre https://moderngovwebpublic.redditchbc.gov.uk/documents/s37164/Appendix%204%20Redditch%20Town%20Centre_Final%20Report%20SV%20LR.pdf ; acquisition and investment strategy https://moderngovwebpublic.redditchbc.gov.uk/documents/s30445/Acquisition%20and%20Investment%20Strategy%20-%20RBC.pdf ; https://www.thebusinessdesk.com/westmidlands/news/2040301-council-snaps-up-industrial-estate-in-2.75m-deal ; https://moderngovwebpublic.redditchbc.gov.uk/documents/s37193/Covering%20report%20V3.pdf ; community housing cooperative https://www.triodos.co.uk/articles/2017/redditch-friends-housing-association-purchases-50th-pr ; commercialisation https://moderngovwebpublic.redditchbc.gov.uk/documents/s29689/Commercialisation%20and%20Finance%20Strategy%20RBC%20v1.3.pdf	N	Y	HRA 19 new homes and first since 1994; One Public Estate bid for 400 homes; regeneration town centre 400 new homes
Reigate and Banstead	SE	Y	Y	Y	Council strategy 2030-2025 https://www.reigate-banstead.gov.uk/info/20205/strategys_and_policies/280/reigate_and_banstead_2025 ;housing delivery strategy JV with Raven Housing Trust <a 895="" 896="" 914"="" 916="" data-label="Page-Footer" href="https://reigate-</td> <td>Y</td> <td>N</td> <td>2012-2020, supported 692 affordable homes; committed to using own land for housing and delivered 55 homes 2017- 2019; proposal to set up housing</td> </tr> </table> </div> <div data-bbox=">97			

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Company Greensands Property Company JV with Raven Housing Trust					banstead.moderngov.co.uk/ieDecisionDetails.aspx?AllId=3231 ; https://reigate-banstead.moderngov.co.uk/mglIssueHistoryHome.aspx?Id=4886&Opt=0 ; regeneration https://www.reigate-banstead.gov.uk/news/20215/regeneration_in_your_area ; Redhill and Tadworth https://www.reigate-banstead.gov.uk/news/article/248/building_of_new_affordable_homes_in_redhill_and_tadworth_gets_underway ; opened RP https://www.insidehousing.co.uk/news/news/four-more-councils-become-registered-providers-70536 ; Greensands Property Company for commercial development : https://www.countybordernews.co.uk/article.cfm?id=126620&headline=Surrey%20councils%20urged%20to%20avoid%20competing%20with%20each%20other&sectionIs=news&searchyear=2018; ; commercialisation https://reigate-banstead.moderngov.co.uk/mgConvert2PDF.aspx?ID=12379			company in 2020. Regeneration Redhill and Tadworth 57 affordable homes;
Ribble Valley	N W	N	N	N	Council strategy 2015-2019 https://www.ribblevalley.gov.uk/download/downloads/id/11279/council_strategy_2015-2019_reviewed.pdf ; ; s106 https://www.progressgroup.org.uk/news-events/news/news-2020/new-affordable-homes-in-clitheroe/ ; regeneration Clitheroe https://www.lancashiretelegraph.co.uk/news/18653304.clitheroe-townspeople-disapprove-new-homes/ ; community land trust https://www.burnleyexpress.net/news/people/four-nifty-new-bungalows-available-over-55s-ribble-valley-village-2898839	N	N	4 bungalows with CLT; s106 five affordable homes from scheme of 30 homes ;regeneration Clitheroe will comprise 110 homes, 33 affordable homes and eight bungalows providing accommodation for over-55s, in a mix of three and four-bedroom properties.
Richmond JV with PA Housing	L	N	N	N	Council strategy 2019-2020 https://www.richmond.gov.uk/media/7453/council_strategy.pdf ; https://www.richmond.gov.uk/media/19927/council_performance_q4_2019-20.pdf ; housing strategy https://www.richmond.gov.uk/media/16179/housing_and_homelessness_strategy_2018_to_2023.pdf ; JV with PA Housing on council owned land https://www.richmond.gov.uk/thirty_more_affordable_homes_for_teddington ; Housing Capital programme https://www.richmond.gov.uk/completed_housing_developments ; regeneration Twickenham https://www.richmond.gov.uk/council/regeneration_projects/twickenham_redevelopment ; https://www.richmond.gov.uk/twickenham_station_development property investment https://www.richmond.gov.uk/media/17744/budget_book_2019_20.pdf ;	Y	N	No of affordable homes provided reducing; council exploring the use of MMC; 346 affordable homes through MoL Homes for Londoners through Private registered providers 400 new homes in Ham with council's provider RHP – 250 affordable, including some replacements and 150 market sale ' JV scheme on council owned land 30 affordable homes ; regeneration Twickenham Riverside – number of new homes unclear; Twickenham station 115 homes;
Richmondshire Company Mercury Housing Ltd Richmondshire development LTD	Y H	Y	Y	Y	Council strategy 2019-2023 https://www.richmondshire.gov.uk/media/11397/council-strategy-2019-2023.pdf ; HRA https://www.richmondshire.gov.uk/media/11695/statement-of-accounts-19-20-draft-signed.pdf ; Mercury homes ltd https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far ; https://www.thenorthernecho.co.uk/news/11754720.council-sets-housing-company-deliver-affordable-homes/ ; Richmondshire developments ltd https://www.yorkshirebusinessdaily.co.uk/2015/10/28/last-richmondshire-council-office-sold/ ; partnership with Broadacres for rural housing https://www.broadacres.org.uk/rural-housing-scheme-completed-in-north-yorkshire/ ; community land trust	Y	Y	Used former council premises for housing; Broadacres partnership 11 homes; CLT 7 homes in two schemes; regeneration assessment of Garrison site with MoD and work being undertaken by EHDC-RegenCo, which forms part of East Hampshire District Council (EHDC);

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.richmondshire.gov.uk/news/news-archive/april-2019/cash-for-new-affordable-rural-homes/			
Rochdale Company Rochdale Development Agency JV GMHP JV Hive Homes JV RDA and Russell Homes	N W	N	Y	Y	Council strategy 2019-2022 http://www.rochdale.gov.uk/pdf/2020-01-02-council-policy-2019-22-v3.pdf ; Housing strategy http://www.rochdale.gov.uk/pdf/2018-07-19-housing-strategy-2017-2022-v1.pdf ; JV Greater Manchester Housing providers http://democracy.rochdale.gov.uk/ieDecisionDetails.aspx?Id=1730 ; JV for property portfolio http://democracy.rochdale.gov.uk/mgIssueHistoryHome.aspx?Id=38396&StrategyId=262&RPID=0 ; JV with GMCA and Great Places building in Rochdale as Hive Homes https://www.placenorthwest.co.uk/news/hive-homes-on-board-for-rochdale-rail-corridor-housing/ ; capital investment and disposal strategy https://democracy.rochdale.gov.uk/documents/s77741/Capital%20Investment%20and%20Disposal%20Strategy%202021-26%20COUNCIL.pdf ; regeneration company Rochdale Development Agency https://investinrochdale.co.uk/ ; https://investinrochdale.co.uk/news/post/major-housing-scheme-set-for-rochdale-town-centre ; JV Council RDA and Russell Homes https://www.business-live.co.uk/economic-development/work-begins-huge-150m-rochdale-19741725 ; community land trust http://www.rochdale.gov.uk/council-and-democracy/policies-strategies-and-reviews/strategies/housing/Pages/community-led-housing-report.aspx ;	Y	N	Hive Homes schemes programme for 7000 homes around five stations in Rochdale ; Rochdale Development Agency 240 homes at Riverside 2; target 10,500 new homes in town centre by 2040; JV with Russell Homes 1000 new homes
Rochford JV GBPartnerships called Voyage partnership	E	N	N	Y	Council strategy 2020-2023 https://www.rochford.gov.uk/sites/default/files/Business%20Strategy.pdf ; Housing strategy https://www.rochford.gov.uk/sites/default/files/Housing%20and%20Homeless%20Strategy%202018-22.pdf ; capital asset strategy https://www.rochford.gov.uk/sites/default/files/legal_asset_strategy.pdf JV GB partnerships https://www.rochford.gov.uk/node/12374 ; regeneration JV GBP developments https://www.rochford.gov.uk/programme-regenerate-rochford-district-takes-step-forward called Voyage partnership Ltd https://www.voyage-partnership.co.uk/council-webinar-engages-with-residents-on-assets-delivery-programme-2/ ; https://www.voyage-partnership.co.uk/news/ ; https://www.rochford.gov.uk/community-and-public-engagement-first-three-sites-rochford-district-council%E2%80%99s-asset-delivery ;	Y	N	Need 238 affordable homes pa; 2016 and 2018, and supported 52 affordable homes completed; aim for 80% affordable homes to be social rent; SHA is currently in the process of delivering over 360 new homes across the district, which includes over 240 affordable rented and shared ownership homes to 2022; regeneration JV with GB partnerships for development of council's own land and buildings including for housing
Rossendale JV Rossendale Barnfield Together (RBT)	N W	Y	Y	Y	Council strategy 2021 https://www.rossendale.gov.uk/homepage/10159/council_priorities ; JV Rossendale Barnfield together partnership (RGT) http://www.rtbpartnership.co.uk/about-rtb/#:~:text=The%20Rossendale%20Together%20Barnfield%20Joint,formed%20on%20February%204%2C%202013. ; with Barnfield construction and Together Housing Group; capital strategy https://www.rossendale.gov.uk/download/meetings/id/9804/d2_appendix_1 ;	Y	N	RTB JV 57 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks		J V	H R A	Indicative LA housing numbers from reports
Rother Company Alliance Homes (rother) Ltd	SE	N	N	Y	Council strategy 2020-2027 https://www.rother.gov.uk/consultations/council-strategy-2020-2027/ ; affordable housing https://www.rother.gov.uk/wp-content/uploads/2020/02/Affordable-Housing-Update-November-2017.pdf ; council developing housing scheme at Battle https://www.rother.gov.uk/news/architects-appointed-for-battle-housing-scheme/ ; forming housing company https://www.bexhillobserver.net/news/politics/rother-council-form-its-own-housing-company-2928367 Alliance homes (Rother) Ltd Business Strategy 2020-2023 https://rother.moderngov.co.uk/documents/s2747/Alliance%20Homes%20Rother%20Ltd%20-%20Business%20Strategy%202020-2023.pdf ; property investment income https://www.rother.gov.uk/wp-content/uploads/2020/08/Copy-of-Budbook2021-final.pdf ; community land trust https://www.bexhillobserver.net/news/politics/sale-bexhill-sites-community-land-trust-discussion-2029311 ;	N	N	2005-2016 supported delivery 661 affordable homes with council grant aiding affordable schemes ; Battle housing scheme by council will deliver high quality low-carbon homes which maximise the use of solar energy and renewable energy technologies; council new housing company to deliver 1,000 homes by 2035 with 350-400 affordable; Company will seek to deliver homes to very high environmental standards taking a fabric first approach to design, maximising thermal efficiency, meaning that the need for additional space heating and energy input is significantly reduced. The Company will not install natural gas solutions into any of its developments. Developments as a whole will aim for carbon neutrality wherever possible within financial and planning constraints. Each scheme will be considered for its suitability to in council the latest technologies including: - Air Source Heating Pumps - Ground Source Heat Pumps - Solar Panels - Wind Energy - District Heating Solutions; company will favour MMC; doing because permitted sites not building out; focusing on intervention on stalled sites and council led schemes with 3355 completed 2021-2025 on these sites;	
Rotherham Company Rother Living JV Wates JV Forge Island JV with Rowmarsh JV with FWE JV Engie	YH	N	Y	Y	Housing Strategy https://www.rotherham.gov.uk/downloads/download/96/rotherham-housing-strategy-2019---2022 ; HRA business strategy https://moderngov.rotherham.gov.uk/mgAi.aspx?ID=83764 ; JV Wates https://www.rotherham.gov.uk/news/article/206/rotherham-s-final-site-cluster-development-completes ; regeneration JV Forge island http://www.newforgeisland.co.uk/ ; https://www.rotherham.gov.uk/news/article/224/demolition-of-riverside-precinct-set-to-be-considered-as-part-of-forge-island-regeneration ; JV with Rowmarsh https://www.rotherham.gov.uk/news/article/46/rotherham-shared-ownership-scheme-named-the-best-in-the-country ; JV with FEW https://moderngov.rotherham.gov.uk/mgAi.aspx?ID=76022 ; JV Engie https://www.engie.co.uk/about-engie/news/rotherham-regeneration-partnership/ ; Community Land Trust https://www.dinningtonstjohns.org/Minutes%2013%20Jan%2020.docx.pdf ; investment https://moderngov.rotherham.gov.uk/documents/s110657/3%20-%20Appendix%201%20-%20Asset%20Management%20Policy%20And%20Strategy%202017%20to%202020.pdf ; regeneration in town centre http://www.rothbiz.co.uk/2020/09/news-7472-council-outlines-more-ideas.html	Y	Y	Have housing targets 2017-2018 641, 2018-19 641, 2019 2020 540; HRA 576 new Council homes in pipeline; JV Wates Site Clusters partnership to develop seven Council-owned sites and deliver 217 new homes to meet a range of needs, including the first new Council homes for sale; regeneration JV Forge island 140 homes; delivered 35 bungalows; MMC pilot; has strategic housing forum ; HE grant for 227 homes; reviewed HRA land and identified 200 small sites with potential for housing; JV with Rowmarsh 58 homes of which 30 are shared ownership ; JV Engie 237 homes; town centre development two apartment blocks 44 homes and 28 two and three-storey semi-detached and terraced houses and one apartment block consisting of 31 apartments and 14 back-to-back houses;	
Rugby	W M	N	N	N	Housing strategy https://www.walc.org.uk/component/edocman/other-documents/consultations/rugby-borough-council-s-draft-housing-strategy-2018-20 ; HRA business	N	Y	2021-2 acquired 38 properties for HRA including s106; 1300 homes Gateway site;	

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					at-former-coliery-site-in-nottinghamshire/ ; regeneration Bingham masterplan https://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/businessandlicensing/business/27%20Sept%2018%20-%201049-URB-RP-U-Bingham%20Final%20Report_Public%20Doc-min.pdf ; JV with metropolitan housing trust https://www.rushcliffe.gov.uk/aboutus/newsandpublications/latestnews/stories/name,50266,en.php ; https://democracy.rushcliffe.gov.uk/ieDecisionDetails.aspx?id=199 ; asset investment strategy https://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/councilanddemocracy/old-premodgov/2017/september/21septembercouncil/Item%208%20Asset%20investment%20strategy.pdf ; community land trusts https://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/housing/ruralhousingneeds/Parish%20Council%20Guide%202017%20FINAL.pdf			
Rushmoor JV with Hill	SE	Y	Y	Y	Council strategy 2020 https://www.rushmoor.gov.uk/CHttpHandler.ashx?id=21175&p=0 ; Housing strategy https://www.rushmoor.gov.uk/CHttpHandler.ashx?id=17520&p=0 ; regeneration Farnborough town centre JV Rushmoor Development Partnership with Hill https://www.rushmoor.gov.uk/rdp ; https://rushmoordevelopmentpartnership.com/ ; Union street https://rushmoordevelopmentpartnership.com/union-street/ ; https://www.haslemereherald.com/article.cfm?id=140121&headline=UCA%20to%20build%20128-bed%20student%20accommodation%20as%20part%20of%20Aldershot%20regeneration&sectionIs=news&searchyear=2020 regeneration Aldershot town centre https://www.hampshirelive.news/news/hampshire-news/huge-aldershot-regeneration-plans-approved-4697516 ; Union Street https://www.rushmoor.gov.uk/article/12319/Rushmoor-Borough-Council-to-take-forward-Union-Street-redevelopment investment property https://democracy.rushmoor.gov.uk/documents/s7538/Commercial%20Property%20Investment%20Strategy%20-%20Report%20No.%20RP2003.pdf ;	Y	N	Providing 150 affordable homes pa; regeneration JV 100 homes on Farnborough town centre site plus 128 student units; other JV sites in discussion ; Union Street 120 homes; regeneration Aldershot town centre 596 homes;
Rutland Partnership with MoD St Georges	EM	N	Y	Y	Council strategy 2019-2024 https://www.rutland.gov.uk/my-council/how-the-council-works/key-strategys-policies-and-strategies/council-strategy/ ; https://www.rutland.gov.uk/my-services/housing/housing-strategies-and-policies/housing-strategies/ ; partnership MoD St George's https://www.stgeorgesrutland.co.uk/partnership/ ; LGA case study https://www.local.gov.uk/rutland-county-council-releasing-ministry-defence-surplus-estate ; https://www.stgeorgesrutland.co.uk/ ; investment https://www.google.co.uk/search?q=rutland+council+property+investment+income&biw=1366&bih=625&sxsrf=ALeKk01xPxT_XUWY3_7ikpbog9SGQqLR7w%3A1616769471184&ei=v_FdYlndCtyGhbiPyl-luAY&oq=rutland+council+property+investment+income&gs_lcp=Cgdnd3Mtd2l6EAM6BwgjELADECC6BwgAEFcQsAM6BAGiECc6AggAOgYIABAWEB46BQgAEMkDOggILhDHARCVAtOICCEQFhAdEB46BQghEJIDOGUIIRCgAToHCCEQChCgAVCjqwFY2J4CYMihAmgBcAJ4AYABogSIAZArkgEMMzUuOC4zLjEuMC4ymAEAoAEBqgEHZ3dzLXdpesgBCcABAQ&scient=gws-wiz&ved=0ahUKewj5ul3QI87vAhVcQ0EAHcgHAMcQ4dUDCA0&uact=5 ; community land trust https://www.inyourarea.co.uk/news/first-time-uppingham-buyers-to-benefit-from-affordable-housing-project/ ; commercialisation	Y	N	40 affordable homes pa of which 20 should be rented including rent to buy; partnership St Georges 3,000 homes by 2032 at 300 units pa from 2021 using MMC through One Public Estate; ;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V R A		Indicative LA housing numbers from reports
					http://www.rutland.gov.uk/EasysiteWeb/getresource.axd?AssetID=114474&type=Full&servicetype=Attachment			
Ryedale	YH	N	N	N	Council strategy 2020-2024 https://www.ryedale.gov.uk/images/Advice_Benefits/Strategies/Council_Strategy_2020-2024_-_web_version.pdf ; Housing Action Strategy http://democracy.ryedale.gov.uk/documents/s53103/Housing%20Strategy%20Action%20Strategy%20March%202020.pdf ; regeneration https://www.ryedale.gov.uk/business/local-economy/economic-reports-forecasts.html including opportunities for community and trusts; council working with HA https://www.broadacres.org.uk/7-8m-affordable-home-scheme-completed-in-malton/ ; commercialisation https://democracy.ryedale.gov.uk/documents/s36229/2d%20PART%20B%20-%20s151%20Financial%20Strategy%20Annex%20A%20appendix%20F%202018-19.pdf	N	N	Objective to triple housing delivery post 2014 rates; 56 affordable homes with HA;
Salford Company Urban Vision closed 2018 Company Derive JV with English Cities Fund	N W	Y	Y	Y	Council strategy 2021-2022 https://www.salford.gov.uk/your-council/council-and-decision-making/how-the-council-is-performing/our-priorities-the-great-eight/ ; housing strategy https://www.salford.gov.uk/media/395157/housing-strategy-2020-25.pdf ; Derive https://www.derivesalford.co.uk/ ; regeneration Council and Salford University JV with English Cities Fund https://www.salford.gov.uk/your-council/news/news-archive/news-from-october-2020/crescent-consultation-on-draft-development-framework/ ; https://www.salfordcrescent.com/crescentframework2021 ; https://f33d7287-1f13-4e40-98bb-9a200f868de9.filesusr.com/ugd/bd5986_a67b3dc39430468880f23bfa32afbd14.pdf ; https://www.manchestereveningnews.co.uk/news/greater-manchester-news/what-salford-crescent-could-look-15972584 ; HRA business strategy https://www.salford.gov.uk/housing/strategies-policies-and-partnerships/strategies/ ; HRA new build https://www.manchestereveningnews.co.uk/news/greater-manchester-news/salfords-council-house-renaissance-continue-17170733 ; community led housing https://www.salford.gov.uk/your-council/news/news-archive/news-from-december-2020/largest-council-housing-scheme-for-50-years-in-salford/	Y	Y	3284 homes being delivered by partners between 2007/08 and 2018/19. In addition, there are a further 1057 affordable homes in the pipeline for delivery between 2019/20 and 2023/24; 2019, 20,512 dwellings had planning permission 3,129 of which were houses 17,383 apartments; Derive 117 homes across six sites by 2023/24. Regeneration JV English Cities Fund 2500 homes; HRA new build 100 homes; community led housing 417 homes ;
Sandwell Company Sandwell Land and Property Ltd, JV with WMCA	W M	Y	N	Y	Housing delivery strategy https://www.sandwell.gov.uk/download/downloads/id/29393/housing_delivery_test_action_strategy.pdf ; investigating opening housing company https://www.blackcountrylep.co.uk/news/strategies-for-council-owned-housing-company-move-a-step-closer/ ; regeneration JV with WMCA https://www.sandwell.gov.uk/info/200275/strategynning_and_buildings/4422/wednesbury ; https://www.insidehousing.co.uk/news/news/wmca-and-council-joint-venture-strikes-750-home-deal-with-water-company-63788 ; PFI https://www.sandwell.gov.uk/download/downloads/id/27723/statement_of_accounts_2017_-_2018_final_audited.pdf ; company Sandwell Land and Property Ltd, for schools assets; part owner in 2 WMCA companies for growth and transport; HRA scheme https://cmis.sandwell.gov.uk/Cmis5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=n3%2BjaE63XSsdRo4k8j0DnSBg91kgq3%2BS0X7DDRErquGZ7b59%2BFH7g%3D%3D&rUzwRPf%2BZ3zd4E71kn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWctPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFFxsDGW9IXnlg%3D%3D=hFfIUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=	Y	Y	JV with WMCA 750 homes; worst performing in WM new homes, more than 2,000 homes short, achieving just 49% of its target. The next worst was 65%; PFI 132 new homes; by 2030 8000 more home expected; HRA scheme 26 affordable homes with HE support; HRA new 113 +600 homes ; reusing council buildings 2 homes; regeneration programme several housing development sites including for 69 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.sandwell.gov.uk/news/article/5362/council_presses_ahead_with_building_more_new_council_homes ; reusing council buildings https://www.sandwell.gov.uk/news/article/5345/surplus_council_buildings_could_be_earmarked_for_housing ; not pursuing property for investment; regeneration https://www.sandwell.gov.uk/info/200186/regenerating_sandwell/2437/sites			
Scarborough JVs on 8 sites as part of Better Homes project	YH	N	Y	Y	Council strategy 2020 https://democracy.scarborough.gov.uk/documents/s100257/20145%20SBC%20Council%20Strategy%202020%20app1%2020200907.pdf?fbclid=IwAR0kmtSdfolxkQzbvGgaytoEmTwpzYYQdCw1aFhAmsLziQX1K0YTAo2D8 ; Housing strategy https://www.thescarboroughnews.co.uk/news/politics/housing-market-broken-how-scarborough-council-aims-help-provide-homes-borough-2734309 ; Better Homes project for affordable housing https://www.scarborough.gov.uk/latest-news/potential-delivery-options-better-homes ; https://www.scarborough.gov.uk/latest-news/market-engagement-exercise-better-homes-project https://www.scarborough.gov.uk/latest-news/potential-delivery-options-better-homes ; https://www.housingtoday.co.uk/news/scarborough-begins-housebuilder-hunt-for-250m-council-homes-programme/5108034.article ; https://www.thescarboroughnews.co.uk/news/politics/council/high-quality-affordable-homes-scheme-scarborough-set-progress-3066936 ; town centre regeneration https://www.scarborough.gov.uk/latest-news/proposed-regeneration-scheme-scarborough ; town fund https://www.scarborough.gov.uk/latest-news/%C2%A3373m-boost-growth-scarborough-and-whitby ; community asset trust https://www.google.co.uk/search?q=scarborough+council+community+and+trust&biw=1366&bih=568&sxsrf=ALeKk03Ru2ffYnfRs4COU0ncprQUUI5JYA%3A1617114410718&ei=KjVjYJ-bK7L-7_UPOP-coA4&og=scarborough+council+community+and+trust&gs_lcp=Cgdnd3Mtd2l6EAMyBQghEKABOgcilxCwAxAnOgQlIxAnOgYIABAWEB46AggAOggIABCxAxCDAToFCAAQyQM6BwgAEIcCEBQ6CAguEMcBEK8BOgolABCHAhDJAxAUOggIIRAWEB0QHjoHCCEQChCgAVDjN1iifmD_iwFoAXAAeACAAXSIAZsSkgeEMjguNjgBAKABAaoBB2d3cy13aXriAQHAAQE&scient=gws-wiz&ved=0ahUKewif2lvQnNjvAhUy_7sIHdA_B-Q4ChDh1QMIDQ&uact=5 ; investment portfolio https://www.scarborough.gov.uk/sites/scarborough.gov.uk/files/files/Financial%20Strategy%202020.pdf	Y	Y	2018-2021 target to facilitate the development of an additional 820 affordable homes over a five-year period.to 2020 525 affordable homes have been completed, with up to a further 350 due to complete by March 2021.; Better Homes project for affordable housing identified 8 sites for JV dev with RP and private developers; town centre regeneration 150 students and 50 key worker housing units; Town Fund 60 carbon zero homes in Whitby
Sedgemoor ALMO Homes in Sedgemoor	S W	Y	Y	Y	Affordable housing https://www.bridgwatermercury.co.uk/news/17345751.3-000-affordable-homes-built-sedgemoor-next-decade-council-reveals/#:~:text=Sedgemoor%20District%20Council%20has%20published,district%20between%20now%20and%202027.&text=%E2%80%9CWe%20aim%20to%20deliver%2020,value%20areas%20of%20the%20district. ; https://www.somersetlive.co.uk/news/somerset-news/one-five-new-homes-built-	N	Y	150 affordable homes to be built 2019- 2027; council pledged to build 23% of all homes by 2030

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					3277939 ; Homes in Sedgemoor https://www.somersetlive.co.uk/news/local-news/sedgemoor-councils-property-investments-values-3954577 ; https://street.nub.news/n/somerset-councils-invest-more-than-200-million-in-commercial-property-to-fund-front-line-services ; commercialisation https://www.sedgemoor.gov.uk/article/4214/Sedgemoor-District-Council-s-Commercialism-Strategy- ; community land trust https://www.markvillage.co.uk/archive-1/mark-community-land-trust-2015-2017/the-project/ ;			
Sefton Company Sandway Homes and RP	N W	Y	Y	Y	Council strategy 2016-2030 https://www.sefton.gov.uk/media/2817/vision_outcomes_framework.pdf ; housing delivery framework https://www.sefton.gov.uk/media/3950/sefton-housing-strategy-delivery_framework.pdf ; Sandway Dev Co https://mysefton.co.uk/2018/11/02/sandway-homes-revealed-find-out-about-seftons-new-housing-development-company/ ; https://modgov.sefton.gov.uk/mgOutsideBodyDetails.aspx?ID=869 ; https://www.placenorthwest.co.uk/news/seftons-housebuilding-arm-advances-debut-projects/ ; registered as an RP https://mysefton.co.uk/2021/01/07/a-landmark-moment-as-decision-is-made-for-sefton-council-to-re-enter-into-social-housing/ for social housing; self supply water company https://www.champnews.com/story.asp?id=GN4_ART_1671960 ; regeneration https://www.sefton.gov.uk/miscellaneous-pages/bootle-strand-investment-improvement/exciting-future-ahead-for-bootles-landmark-shopping-centre/ ; asset strategy https://modgov.sefton.gov.uk/documents/s88179/Appendix%201.pdf ; social value from development scoping report https://www.sefton.gov.uk/media/1248/social-value-from-development-spd-scoping-final.pdf	Y	N	Sandway 40-60 homes pa; 77 homes in 2021 and becoming social housing provider in 2021
Selby	YH	N	Y	Y	Council strategy 2020-2030 https://www.selby.gov.uk/sites/default/files/Documents/Council_Strategy_2020_30_FINAL.pdf ; housing action strategy https://www.selby.gov.uk/sites/default/files/Documents/FINAL-SDC-Housing-Strategy-Action-Strategy-2015-21.pdf ; HRA business strategy https://www.selby.gov.uk/sites/default/files/Documents/FINAL-SDC-Housing-Strategy-Action-Strategy-2015-21.pdf ; growth strategy https://www.selby.gov.uk/selby-district-means-growth-major-new-developments ; regeneration Selby https://www.yorkpress.co.uk/news/15488539.selby-800-home-plan-off-cards-for-five-years/#:~:text=The%2092%20hectare%20former%20BOCM,create%20scores%20of%20new%20jobs. partnership with RP https://www.yorkpress.co.uk/news/15810328.22-million-strategy-create-new-affordable-homes-selby/ ; housing development programme https://www.yorkpress.co.uk/news/19057331.new-developments-continue-selby-district/ ; brownfield redevelopment https://www.yorkshirepost.co.uk/news/politics/major-development-project-selby-create-thousands-new-jobs-1759905 ; investment property https://www.selby.gov.uk/sites/default/files/Documents/Statement%20of%20Accounts%2019-20%20V10%20Web%20V2.pdf ;	Y	Y	2011-2019 provided 675 affordable homes; Growth strategy 5 major sites ; 1500 homes on brownfield redevelopment; regeneration Selby 863 homes;
Sevenoaks	SE	Y	Y	Y	Council strategy nd https://www.sevenoaks.gov.uk/directory_record/1764/council_strategy ; housing strategy https://www.sevenoaks.gov.uk/downloads/file/1028/housing_strategy_2017 ;	Y	N	Company providing rental and micro homes; regeneration Swanley 303 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Company Quercus 7 Affordable housing company					Affordable housing company Quercus 7 https://cds.sevenoaks.gov.uk/documents/s34740/08%20Affordable%20Housing%20Company%20-%20Update.pdf?J=1 ; https://cds.sevenoaks.gov.uk/documents/s32838/Updated%20Appendix%20Affordable%20Business%20Case%20-%207th%20December%202017%20006.pdf?J=1 ; financially self sufficient https://www.publicfinance.co.uk/case-study/2017/05/magnificent-sevenoaks ; property investment strategy https://cds.sevenoaks.gov.uk/documents/s42810/06%20Budget%20Setting%202021-22.pdf?J=1 ; https://cds.sevenoaks.gov.uk/documents/s43559/10%20Property%20Investment%20Strategy%20Update.pdf?J=1 ; regeneration Swanley https://www.bellphillips.com/2020/06/strategyning-granted-for-first-stage-of-swanley-regeneration/ ; community land trust https://suite.endole.co.uk/insight/company/11621511-sundridge-village-community-land-trust-limited			
Sheffield JV Sheffield Housing Company with Keepmoat Great Places JV Legal and General and Urbo	YH	Y	Y	Y	Corporate strategy 2015-2018 https://www.sheffield.gov.uk/content/dam/sheffield/docs/your-city-council/our-strategies,-policies-and-performance/Council%20Strategy%202015-18%20(11.5MB).pdf ; housing strategy https://www.sheffield.gov.uk/home/housing/housing-strategy-2013-2023 ; HRA Business Strategy https://sheffieldcc.moderngov.co.uk/documents/s43131/Appendix%20HRA%20Business%20Strategy%20202122.pdf ; JV Sheffield Housing Company http://www.sheffieldhousingcompany.co.uk/ ; https://www.local.gov.uk/sites/default/files/documents/Profit%20with%20a%20purpose%20-%20Sheffield%20housing%20company%20-%20John%20Clephan%20presentation.pdf ; https://www.thestar.co.uk/business/sheffield-housing-partnership-track-build-1000th-affordable-home-2021-2927073 ; Homes for All delivery strategy https://www.sheffield.gov.uk/home/housing/increasing-council-homes ; no property investment outside area ; regeneration City Centre https://www.google.com/search?q=regeneration+swanley+how+many+homes&rlz=1C1GGRV_enGB751GB751&oq=regeneration+swanley+how+many+homes&aqs=chrome..69i57.8243j0i7&sourceid=chrome&ie=UTF-8 ; https://www.sheffield.gov.uk/content/dam/sheffield/docs/your-city-council/budgets-and-spending/capital-budget-book-2021-2026.pdf ; Community Land Trust https://sheffieldcommunitylandtrust.wordpress.com/	Y	Y	JV Sheffield Housing Company with Keepmoat and Great Places 2300 homes on 60ha brownfield land regeneration of which 1000 completed ; HRA 2020 3,100 new homes by 2028/29. By 2020 631 new homes (a mixture of homes purchased on the open market and new homes built or acquired off strategy). A further 253 new homes are currently in construction and expect to be delivered by 2021/22, with a further 450 homes on 5 sites currently at the feasibility and design development stage, including new supported accommodation units; also proposing to deliver shared ownership after policy announcement April 2021; high environmental standards; JV L&G and Urbo BTR 350 homes ; regeneration city centre 10,000 homes;
Shropshire Company Shire Services Company Cornovii Developments	WM	N	Y	Y	Corporate strategy 2019-2021 https://shropshire.gov.uk/media/12344/council-strategy-2019-20-to-2021-22.pdf ; commercialisation strategy https://shropshire.gov.uk/committee-services/documents/s24156/New%20Commercial%20Strategy%20Jan20%20R11.pdf ; housing strategy https://shropshiredisability.net/wp-content/uploads/2020/08/draft-housing-strategy-jul20.pdf ; Shropshire Local Housing Company SLHC Cornovii Developments https://shropshire.gov.uk/committee-services/documents/s21383/Appendix%20C%20-%20Business%20Strategy.pdf ; https://www.shropshirestar.com/news/local-hubs/oswestry/ellesmere/2021/02/10/councils-housing-firm-has-project-approved/ Shropshire Town and Rural Housing Company ALMO STAR https://www.whatdotheyknow.com/request/471864/response/1143679/attach/2/CAS%201668917	Y	Y	2020-2025 1,000 new houses, including 400 council homes and STAR and Cornovii to develop together; Cornovii 56 homes in build 2020; Regeneration Shrewsbury 120 homes; Oswestry 600 homes 10% affordable;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					%20J6T8D8%20Shropshire%20Council%20s%20Company%20names.pdf?cookie_passthrough=1 ; https://www.starhousing.org.uk/home/who-we-are/ ; regeneration Shrewsbury https://www.shropshirestar.com/news/politics/2021/01/18/council-confirms-strategy-to-leave-shirehall-for-pride-hill/ ; https://www.whitchurchherald.co.uk/news/18952852.shropshire-councils-50-million-project-boost-business-parks/ ; https://www.shropshirestar.com/news/local-hubs/shrewsbury/2020/12/18/homes-plan-for-flaxmill-submitted/ ; Oswestry https://www.shropshirestar.com/news/property/2020/04/22/plans-for-600-homes-on-the-outskirts-of-oswestry-get-go-ahead/ ; commercialisation https://shropshire.gov.uk/committee-services/documents/s24156/New%20Commercial%20Strategy%20Jan20%20R11.pdf community land trust http://www.dittonpriorsparishcouncil.co.uk/VirDir/CoreContents/News/Display.aspx?id=6421 ; https://www.shropshirestar.com/news/environment/2020/10/05/we-are-completely-astonished-land-bid-successful-as-trust-raises-100000-in-just-two-days/			
Slough Company: James Ellman Homes Company: Herschel Homes JV Slough Urban Renewal (SUR) Morgan Sindall	SE	Y	Y	Y	Council strategy 2020-2025 https://www.slough.gov.uk/downloads/file/28/five-year-strategy-2020-2025 ; growth strategy https://www.slough.gov.uk/downloads/file/34/inclusive-growth-strategy-2020-2025 ; Housing strategy https://www.slough.gov.uk/downloads/file/42/housing-strategy-2016-2021 ; HRA http://sloughlabourgroupp.org.uk/homelessness/more-council-homes-thanks-to-slough-labour/ ; http://democracy.slough.gov.uk/documents/s62998/Appendix%20F%20Housing%20Revenue%20Account%20Budget%202021-22%20to%202023-24.pdf ; business strategy https://www.slough.gov.uk/downloads/file/41/housing-revenue-account-business-strategy-2017-2047 ; https://www.constructionenquirer.com/2020/12/15/eight-win-100m-slough-council-homes-strategy/ ; housing delivery action strategy https://www.slough.gov.uk/downloads/file/81/housing-delivery-action-strategy-2019 ; companies https://tvproperty.co.uk/news/slough-considers-new-housing-companies ; https://www.sloughexpress.co.uk/gallery/slough/154518/herschel-street-partially-closes-as-social-housing-development-gets-underway.html ; company James Ellman Homes http://democracy.slough.gov.uk/documents/s54276/Report.pdf ; https://www.rbensons.co.uk/works-completed-on-temporary-accommodation-refurbishment/ ; Herschel Homes http://democracy.slough.gov.uk/ieDecisionDetails.aspx?AllId=39339 ; regeneration https://www.sloughobserver.co.uk/news/18976820.slough-five-major-strategys-will-change-town-know/ ; JV SUR https://www.slough-thinkingforward.co.uk/ ; asset investment https://www.slough.gov.uk/downloads/file/829/asset-management-strategy ;	Y	Y	Focus on housing in town centre and affordable housing; HRA using redundant land for 130 new homes in 2018; 14 homes built by SUR for James Ellman company; 2020 regeneration 1,000 homes at Akzonobel of which 255 affordable, 300 homes in High St, Riverside scheme with SUR including 240 homes; HRA 650 homes 2020-2025; SUR delivering 121 homes on 24 sites for council;
Solihull ALMO Solihull Community Housing JV	W M	E	N	Y	Council strategy 2020-2025 https://www.solihull.gov.uk/sites/default/files/migrated/Ourvisionandpriorities_Council_strategy.pdf ; HRA https://www.solihull.gov.uk/sites/default/files/2021-01/Final-Statement-of-Accounts-2019-20.pdf ; ALMO https://www.solihullcommunityhousing.org.uk/about-us/ ; https://www.solihullcommunityhousing.org.uk/about-us/new-build/lakeside-development/our-strategys/ ; affordable housing – from 40% homes to 40% of the habitable development area https://www.birminghammail.co.uk/news/midlands-news/solihull-considers-new-solution-affordable-16002088 ; LGA case study https://local.gov.uk/topics/housing-and-strategy/ning/lga-	Y	Y	HRA 10 new build 2019; Regeneration town centre 1100 new homes; regeneration Kingshurst village 86 new homes; ALMO 28 new properties being built net zero; regeneration Solihull town centre 1100 homes;

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
Partner currently being sought for town centre					https://www.solihull.gov.uk/sites/default/files/2021-01/12488_SC_Town_Centre_Prospectus_2020.pdf ; https://www.egi.co.uk/news/solihull-council-strategys-town-centre-regen/ ; https://solihullbid.co.uk/news/solihull-council-unveils-exciting-new-strategys-for-another-key-town-centre-location/ ; https://www.birminghammail.co.uk/news/midlands-news/solihull-town-centre-plans-take-19188143 ; regeneration Kingshurst Village https://www.solihull.gov.uk/news/new-milestone-reached-regeneration-kingshurst-village-centre ; https://www.birminghammail.co.uk/news/midlands-news/start-end-dates-finally-revealed-19397941 ; investment https://www.solihull.gov.uk/sites/default/files/migrated/PerformanceAndSpending_Revenue-Strategy-2020-21-to-2022-23.pdf			
Somerset CC	S W	N	N	N	Investment strategy https://www.somersetcountygazette.co.uk/news/18181535.council-invest-60m-property-bid-generate-funds-public-services/	N	N	
South Cambs Company; South Cambs Ltd trading as Ermine Street Housing; JV South Cambridge Investment Partnership with Hill Partnerships JV South Cambridgeshire projects LLP with Balfour Beatty	E	Y	Y	Y	Council strategy 2019-2024 https://www.scambs.gov.uk/your-council-and-democracy/performance-and-strategys/our-business-strategy/ ; new build housing strategy https://www.scambs.gov.uk/media/16055/new-build-council-housing-strategy-2020-to-2025.pdf ; HRA https://www.scambs.gov.uk/your-council-and-democracy/access-to-information/our-current-revenue-estimates/ ; JV Hill Partnership https://www.housingtoday.co.uk/news/cambridgeshire-council-signs-up-housebuilder-for-development-iv/5108297.article#:~:text=The%20partnership%20with%20Essex%2Dbased,regeneration%20and%20mixed%2Duse%20developments. ; https://www.scambs.gov.uk/investment-partnerships-formed/ ; JV Balfour Beatty https://www.housingtoday.co.uk/news/cambridgeshire-council-signs-up-housebuilder-for-development-iv/5108297.article#:~:text=The%20partnership%20with%20Essex%2Dbased,regeneration%20and%20mixed%2Duse%20developments. https://www.scambs.gov.uk/investment-partnerships-formed/ ; Company Ermine Street Housing https://www.scambs.gov.uk/housing/housing-advice/renting-privately/ermine-street-housing/ ; https://www.erminestreethousing.co.uk/ ; LGA case study https://www.local.gov.uk/building-homes-together-south-cambridgeshire-district-council ; Investment strategy https://www.scambs.gov.uk/your-council-and-democracy/performance-and-strategys/our-investment-strategy/ ; community land trusts https://www.cambridge-news.co.uk/news/cambridge-news/community-housing-grant-south-cambs-13625230 ; new settlement proposals https://www.cambridge-news.co.uk/news/local-news/south-cambs-tories-lib-dems-19613009 ; https://www.inyourarea.co.uk/news/thakeham-south-cambridgeshire-robert-jenrick-conservative-liberal-democrat/ ;	Y	Y	HRA 50 new homes 2020/2021 with target of 100 homes pa 2018-2023 including acquisitions; HRA 81 new homes at Northstowe 2021, design standard for greener homes for Greater Cambridge through an SPD; 2021 audit of all HRA land re suitability for more development; potential for increasing control of development on larger sites to increase specification; Ermine Street acquiring properties as well as promoting new build; Sth Cambs Investment Partnership to build new including for PRS and HRA; with Balfour Beatty mixed projects in and near council area; both JVs will be acquiring land; Ermine Street Housing purchasing over 500 homes; commercial net zero 25000 settlement proposed by private sector;
South Derbyshire	E M	N	N	N	Council strategy 2020-2024 https://www.southderbyshire.gov.uk/assets/attach/6046/Council%20Strategy%202020%20-%202024.pdf ; HRA https://www.southderbyshire.gov.uk/assets/attach/6433/Statement%20of%20Accounts%20draft%202019-20.pdf ; https://www.southderbyshire.gov.uk/news/2019/sep/new-homes-handed-over ;	N	Y	Objective to deliver 150 affordable homes pa; schemes part funded by HE and to high environmental standards; private sector development of 600 homes approved; regeneration 300 homes as part of scheme in Swadlincote;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.derbytelegraph.co.uk/burton/new-affordable-housing-development-strategy-4061224 ; housing strategy https://www.southderbyshire.gov.uk/assets/attach/6342/Service%20Delivery%20Directorate%20Service%20Strategy%202020-21.pdf ; private sector new homes https://www.pegasusgroup.co.uk/council-gives-green-light-for-87m-development-of-400-new-homes-in-swadlincote/ ; regeneration https://www.derbyshire.gov.uk/transport-roads/transport-strategys/regeneration-route/woodville-to-swadlincote-regeneration-route.aspx ; https://www.derbytelegraph.co.uk/burton/homes-strategy-could-turn-derbyshire-4263799 ; investment https://www.southderbyshire.gov.uk/assets/attach/6433/Statement%20of%20Accounts%20draft%202019-20.pdf ;			
South Gloucs JV with Wainhomes Severn Valley Delivery partnership with BANES Council	S W	N	N	Y	Council strategy 2020-2024 https://beta.southglos.gov.uk/publications/council-strategy-2020-2024/council-strategy-2020-2024/#your-council-strategy ; not having company but JVs https://www.bristolpost.co.uk/news/bristol-news/south-glooucestershire-council-housing-company-4539011 ; JV Wainhomes https://bdaily.co.uk/articles/2020/02/07/36-million-land-deal-to-create-new-community ; housing delivery partnership with neighbouring council company BANES Aequus Developments https://www.gazetteseries.co.uk/news/18938097.new-houses-built-site-castle-school-sixth-form/ ; https://www.downendvoice.co.uk/council-owned-developer-strategys-frenchay-homes ; https://www.thornburyvoice.co.uk/castle-school-sixth-form-centre-site-will-be-turned-into-housing ; investment property https://www.southglos.gov.uk/documents/Audited-Annual-Financial-Report-201819.pdf ; regeneration https://www.southglos.gov.uk/business/regeneration/love-high-streets-kingswood/ ; community land trust http://marshfieldclt.org/marshfield-community-land-trust/affordable-housing/site-selection ;	Y	N	100 council-owned plots reviewed and whittled them down to our that had the potential for more than 10 homes and up to 465 homes could be built on the four; JV Wainhomes 327 new homes; JV with Aequus for 30 new homes; Regeneration in Kingswood includes housing;
South Hams	S W	N	E	N	Housing strategy https://www.southhams.gov.uk/article/7453/Have-Your-Say-on-Housing-Priorities ; community land trust https://www.devonlive.com/news/devon-news/affordable-housing-schemes-two-south-4101879 ; investment income https://www.southhams.gov.uk/media/5294/Audited-Statement-of-Accounts-2018-19/pdf/SH_Audited_SOA_2018-19.pdf?m=637002038803600000	N	N	
South Holland Company Welland Homes	E M	Y	Y	Y	Council strategy 2019-2023 https://www.sholland.gov.uk/media/15826/SHDC-Council-Strategy-2019-2023/pdf/approved_council_strategy_2019-2023_26-02-20.pdf?m=637393249831130000 ; Welland Homes https://www.sholland.gov.uk/WellandHomes ; https://www.sholland.gov.uk/article/10583/Welland-Homes-provides-five-new-rented-homes-in-Long-Sutton ; https://www.sholland.gov.uk/article/11454/New-homes-in-Spalding-ready-for-rent ; profit donation https://www.sholland.gov.uk/article/16889/South-Holland-District-Council-housing-company-makes-six-figure-donation-to-charities HRA https://democracy.sholland.gov.uk/documents/s32202/Appendix%20C%20for%20202122%20Draft%20Budget%20Medium%20Term%20Strategy%20and%20Capital%20Strategy%20For%20Consultation.pdf ; https://democracy.sholland.gov.uk/documents/s32704/Appendix%20A%20for%20Budget%20Medium%20Term%20Strategy%20and%20Capital%20Strategy%20202122.pdf ;regeneration Pinchbeck https://www.lincolnshirelive.co.uk/news/local-news/new-homes-spalding-bellway-4881082 ;	N	Y	HRA 54 new homes plus acquisition 18; Welland Homes 30 new homes; regeneration Pinchbeck 100 homes; Spalding SUE 4,000 homes

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					Spalding SUE https://www.lincolnshirelive.co.uk/news/local-news/nearly-10000-homes-set-unlocked-1154772 ; investment https://democracy.sholland.gov.uk/documents/s32205/Appendix%20F%20for%20202122%20Draft%20Budget%20Medium%20Term%20Strategy%20and%20Capital%20Strategy%20For%20Consultation.pdf ; commercialisation https://www.sholland.gov.uk/article/10291/Cabinet-Call-A-Busy-Year-Ahead-for-Growth-and-Commercialisation ; community land trust https://www.spaldingvoice.co.uk/council-supports-community-led-housing-development/ ; https://www.powertochange.org.uk/wp-content/uploads/2019/07/Pinchbeck-Community-Land-Trust-Lincolnshire.pdf ;			
South Kesteven Company Gravitas homes JV: DeliverSK with IAG suspended	E M	Y	Y	Y	Council strategy 2018-2025 http://moderngov.southkesteven.gov.uk/documents/s27373/Appendix%20A%20-%20Council%20Strategy.pdf ; housing strategy http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=9146&p=0#:~:text=At%20the%20heart%20of%20the,people%20to%20thrive%20and%20achieve. ; SUE Stamford http://moderngov.southkesteven.gov.uk/documents/b6432/Proposed%20development%20at%20Stamford%20North%20-%20Statement%20of%20Common%20Ground%2004th-Jun-2019%2010.30%20Finance%20E.pdf?T=9 ; HRA business strategy http://moderngov.southkesteven.gov.uk/documents/s26632/HRA%20Business%20Strategy%20report.pdf ; HRA new build programme http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=25121&p=0 ; JV DeliverSK http://www.southkesteven.gov.uk/index.aspx?articleid=14442 but HousingSK not progressed http://moderngov.southkesteven.gov.uk/mgAi.aspx?ID=25513 ; Gravitas homes http://www.southkesteven.gov.uk/index.aspx?articleid=14296 ; http://moderngov.southkesteven.gov.uk/documents/s24321/Gravitas%20Companies%20Committee.pdf ; https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far ; regeneration Grantham https://lincolnshiretoday.net/mag/construction-begins-on-300-home-housing-development-in-grantham/ ; investment income http://moderngov.southkesteven.gov.uk/documents/s24929/AppF%20Draft%20Cap%20Strategy%202020.pdf ;	N	Y	2013-2017 supported 502 affordable; HRA new build programme 148 homes 2018-2026; Gravitas 23 homes; SUE Stamford 1300 homes; regeneration Grantham 300 homes
South Norfolk Company Big Sky Group Subsidiaries	E	Y	Y	Y	Council strategy 2020-2024 https://www.south-norfolk.gov.uk/sites/default/files/Strategic-strategy.pdf ; delivery strategy https://www.south-norfolk.gov.uk/sites/default/files/Final%20Updated%20Delivery%20Strategy%202021.pdf ; housing strategy https://www.south-norfolk.gov.uk/sites/default/files/South_Norfolk_Council_Housing_Strategy.pdf ; Big Sky Group https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20	N	N	Supported delivery of over 2,000 affordable homes 2016-2020; Delivered over 100 new homes through Big Sky; secured £7.8m accelerated construction grant for Cringleford; Beeston Park scheme to progress the work associated with the scheme development, funded through Norfolk Business Rates Pool approx. 3,500

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Big Sky Living Big Sky Property Dev.					Orevealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far ; Big Sky Living https://www.bigsky-living.com/ ; collaborative partnership with Broadland Council https://www.south-norfolk.gov.uk/businesses/collaborative-partnership-broadland-council ; investment https://www.south-norfolk.gov.uk/sites/default/files/Council%20Tax%20and%20Budget%20Information%20v0.1%2021-22.pdf ; commercialisation https://www.south-norfolk.gov.uk/sites/default/files/downloads/4_scrutiny_minutes_25_september_2019.pdf			dwelling; pipeline of 5-6 projects including housing; Big Sky Living has properties for sale and rent;
South Oxon	SE	N	N	N	Council strategy 2020 https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/11/SODC-Council-Strategy-2020.pdf ; local strategy https://www.bbc.co.uk/news/uk-england-oxfordshire-55272284 ; investment property https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/12/South-19_20-Statement-of-Accounts-Pre-Audit.pdf ; Didcot garden village https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/10/Delivery-Plan-Chapter-9-10th-October-2017-web-q-5.pdf ;	N	N	13500 homes through Local Strategy; Didcot garden village 15,00 homes
South Ribble JV with Maple Grove JV Keepmpat and Homes England JV Cuerdon	N W	N	Y	Y	Council strategy https://www.southribble.gov.uk/media/191/Council-Strategy-2020-21-2022-23/pdf/SRBC_Council_Strategy_2020_A4_v2.pdf?m=637383005588200000 ; Housing strategy https://yoursay.citizenspace.com/property-and-housing/housing-consultation/supporting_documents/South%20Ribble%20Housing%20Strategy%20202025%20FINAL%20DRAFT.pdf ; JV with Maple Grove https://www.lancashire.gov.uk/news/details/?Id=PR20/0051 ; council owned homes https://www.lancs.live/news/lancashire-news/first-look-2m-housing-project-18322499 ; https://www.lancs.live/news/lancashire-news/former-pub-bamber-bridge-converted-19858874 ; JV Keepmoat and Homes England https://www.lancs.live/news/lancashire-news/former-pub-bamber-bridge-converted-19858874 ; part of JV at Cuerden as part of Lancashire City Deal https://www.lancashire.gov.uk/news/details/?Id=PR20/0051 ; regeneration Leyland town deal https://www.lep.co.uk/news/politics/how-leylands-ps25m-revamp-could-look-if-regeneration-cash-secured-2991723 ; https://www.lancashiretelegraph.co.uk/news/19135486.25million-funding-bid-approved-government-help-regenerate-lancashire-town-centre/ ; https://www.lancs.live/news/lancashire-news/12million-local-funding-secured-through-19063648 ; investment https://www.southribble.gov.uk/media/476/Draft-Unaudited-Statement-of-Accounts-2019-20/pdf/Draft_Unaudited_Statement_of_Accounts_2019-20.pdf?m=637425960009400000	Y	N	Supported April 2014 – March 2015 84 affordable; April 2015 – March 2016 150 affordable April 2016 – March 2017 189 25 affordable; April 2017 – March 2018 40 affordable April 2018 – March 2019 97 affordable Average 371 79; new developments need 10% affordable; commitment to Develop the former McKenzie Arms 15 homes up to Passivhaus Standards and MMC as the first Council owned houses for over 25 years; Keepmoat and HE JV 520 homes; Cuerden JV 17,000 homes in total; Leyland Town deal includes housing 900 homes;
South Staffs JV with Penda	W M	N	Y	Y	Council strategy 2020-2024 https://www.sstaffs.gov.uk/doc/181454/name/Council%20Strategy%202020%202024.pdf ; JV with Penda (Staffs CC company) https://www.sstaffs.gov.uk/news/news.cfm/current/6/item/136001 ; regeneration https://www.staffordshire.gov.uk/Newsroom/Articles/2019/09-September/Growth-strategy-to-improve-economy-and-wellbeing-in-South-Staffordshire.aspx	Y	N	; Penda JV includes One Public Estate; regeneration includes 4000 new homes;
South Somerset	S W	N	N	E	Council strategy 2021-2021 https://www.southsomerset.gov.uk/media/4050/action-strategy-2021_22.pdf ; Investment property https://street.nub.news/n/somerset-councils-invest-more-than-200-million-in-commercial-property-to-fund-front-line-services ; https://www.southsomerset.gov.uk/news/2020/6/south-somerset-s-commercial-investments-your-	E	N	Exploring establishing JVs with RPs and Developers; regeneration includes housing in Chard, Yeovil but no numbers;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Has JV for Energy					questions-answered/ ; accelerated housing delivery https://www.southsomerset.gov.uk/jobs/job-opportunities/accelerated-housing-delivery-programme-manager/ ; https://modgov.southsomerset.gov.uk/documents/s31286/7%20SSDC%20Accelerating%20Housing%20Delivery%20Final%20Report%20Client%20v4%20062420.pdf ; https://www.southsomerset.gov.uk/news/2020/7/accelerated-housing-delivery-given-go-ahead-by-council-s-district-executive-committee/ ; https://modgov.southsomerset.gov.uk/documents/s31274/7%20Accelerated%20Housing%20cover%20report%2024.06.20%20SN%20V3.pdf ; regeneration https://modgov.southsomerset.gov.uk/documents/s31274/7%20Accelerated%20Housing%20cover%20report%2024.06.20%20SN%20V3.pdf I; https://www.yeovilrefresh.co.uk/majordevelopmentsites ; community land trust https://modgov.southsomerset.gov.uk/mglIssueHistoryHome.aspx?IId=13827&StrategyId=236&RPID=0 ; Energy JV Opium Power https://www.kiwipowered.com/opium-power-2			
South Tyneside Company Centurea Homes Ltd	NE	N	Y	Y	Council strategy 2017-2020 https://www.southtyneside.gov.uk/article/38523/Council-Strategy ; housing strategy https://www.southtyneside.gov.uk/article/38535/Housing-strategies#:~:text=The%20key%20strategic%20priorities%20are,appropriate%20accommodation%20and%20promote%20independence ; HRA https://www.google.co.uk/search?sxsrf=ALeKk00BvgAwZoBKra46B5YqcTeZgj28pQ%3A1615290478526&ei=bmBHMYMDeH_e71fAPxrOwmAw&q=south+tyneside+council+housing+revenue+account+business+strategy&oq=south+tyneside+council+housing+revenue+account+business+strategy&gs_lcp=Cgdnd3Mtd2l6EAMyBQghEKABOgclxCwAxAnOgclABBHELAD0gQlIXAnOgkIABDJAxAWEB46BggAEBYQHjoCCAA6CAghEBYQHRAeOgclIRAKEKABOgQlIRAVUMsPWJtUYL1aaAFwAngAgAuAYgBlBqSAQZmC44mAEAoAEBggEHZ3dzLXdpsBgBCcABAQ&sclient=gws-wiz&ved=0ahUKEwiAzbn5kaPvAhX3XRUIHcYZDMMQ4dUDCA0&uact=5 ; South Tyneside Homes ALMO https://www.southtynesidehomes.org.uk/ ; IAMP JV with Sunderland Council https://iampnortheast.co.uk/ ; South Tyneside Housing ventures trust is a JV set up by Council and ALMO https://www.chroniclive.co.uk/news/north-east-news/blueprint-could-bring-5000-new-16821782 ; http://www.housingventurestrust.co.uk/ https://www.southtyneside.gov.uk/article/60187/New-homes-get-go-ahead ; JV Keepmoat https://www.shieldsgazette.com/news/people/south-shields-riverside-regeneration-project-will-create-365-new-homes-takes-step-forward-developer-revealed-2559728 ; Centurea homes https://www.centaureahomes.co.uk/ ; https://www.tolent.co.uk/projects/langdale-grange/ ; https://www.shieldsgazette.com/news/council-turns-property-developer-build-housing-unloved-sites-south-tyneside-139480	Y	Y	From 2017 Build 100 more affordable homes and homes for older people each year with partners including South Tyneside Housing Ventures Trust; developing 5,000 homes by 2036; regeneration South Shields Riverside JV Keepmoat 365 with 225 new homes; Centurea 62 homes using council land;
Southampton JV with PSPF into an LLP	SE	Y	Y	Y	Council strategy 2020-2025 https://www.southampton.gov.uk/images/council-strategy-2020-update_tcm63-435841.pdf ; housing strategy https://www.southampton.gov.uk/moderngov/documents/s30044/Appendix.pdf ; HRA business strategy https://www.southampton.gov.uk/modernGov/ieDecisionDetails.aspx?AId=18186 ; HRA delivery programme https://www.southampton.gov.uk/moderngov/documents/s46979/1000%20Homes%20Programme .	Y	Y	2011-15 2,600 new homes, and 1475 new affordable and sustainable homes. General delivery 865 homes pa; HRA 1000 council homes programme which began in the summer of 2018, 274 homes have either been delivered, or are under construction, remaining 726 homes to be started all affordable and high

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					pdf ; https://www.southampton.gov.uk/news/article.aspx?id=tcM:63-429203 ; https://www.theconstructionindex.co.uk/news/view/southampton-steps-up-council-house-building-programme ; JV with PSPF https://www.southampton.gov.uk/moderngov/documents/s21838/Enc.%201%20for%20Proposal%20to%20enter%20into%20a%20Joint%20Venture.pdf ; Trading company https://www.southampton.gov.uk/council-democracy/have-your-say/consultation-la-trading-company.aspx ; https://www.southampton.gov.uk/modernGov/documents/s34590/Local%20Authority%20Trading%20Company%20for%20some%20Council%20Services.pdf ; regeneration https://businesshampshire.co.uk/regeneration-project-southampton-hampshire/ ; investment https://www.southampton.gov.uk/modernGov/documents/s44062/Appendix%202%20-%20Annex%202.3b%20-%20Investment%20Strategy.pdf ; One Public Estate https://www.local.gov.uk/southampton-hospital-sites-optimisation			environmental standards; regeneration 275 homes; One Public Estate 70 key worker homes;
Southend on Sea Company Southend Housing JV with Swan Porters Place LLP JV Fossetts Farm LLP Roots Hall	E	Y	Y	Y	Council strategy 2018 https://www.southend.gov.uk/downloads/file/5713/annual_report_2018 Southend Housing https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far . HRA https://democracy.southend.gov.uk/ieDecisionDetails.aspx?AllId=8395 ; https://www.southend.gov.uk/news/article/2015/residents-continue-to-move-into-new-council-homes ; Regeneration JV with Swan for Queensway Porters Place LLP https://www.southend.gov.uk/news/article/1634/new_partnership_formed_to_deliver_queensway_regeneration ; https://www.insidehousing.co.uk/news/news/planning-approved-for-1700-home-southend-development-70290#:~:text=Porters%20Place%20Southend%20Don%2DSea,will%20deliver%20512%20affordable%20homes . JV Fossetts Farm with Citizen HA and Southend United FC https://www.southend.gov.uk/news/article/1934/landmark-agreement-reached-to-see-new-stadium-and-homes-built ; LLP Roots Hall with Citizens HA https://www.southend.gov.uk/news/article/2093/exciting-plans-for-new-football-stadium-and-homes-becoming-a-reality#:~:text=Roots%20Hall%20will%20be%20redeveloped,new%20stadium%20at%20Fossetts%20Farm . Community land trust https://ukpropertyforums.com/community-land-trust-scheme-in-haddenham/ ;	Y	Y	HRA 13 homes purchased; Regeneration Porters Place LLP JV 1760 homes; JV Fossetts Farm 800 homes; LLP Roots Hall 502 homes;
Southwark Company Southwark Housing Ltd (not used)	L	Y	Y	Y	Council strategy 2018-2022 http://moderngov.southwark.gov.uk/documents/s90466/Appendix%201%20Council%20Strategy%202018-2022%20refresh%20updated.pdf ; housing strategy https://www.southwark.gov.uk/housing/housing-strategy ; update http://moderngov.southwark.gov.uk/documents/s92380/Appendix%20A%20-%20Southwark%20Housing%20Strategy%202020.pdf ; Great estates programme ; JV One Tower partnership http://moderngov.southwark.gov.uk/mglIssueHistoryHome.aspx?lId=10340 ; JV for	Y	Y	2018-2022 building 1,000 council homes ; target 11,000 homes by 2043; 2020 pipeline of council homes 5,000 of which 2500 by 2022; HRA development of 581 homes supported by grant from MoI; regeneration Camberwell 400 homes; Elephant and Castle 6016 homes plus 272 student studios;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV Southwark Construction Company					delivery with Southwark Construction Company https://www.southwark.gov.uk/news/2020/jun/southwark-council-seeks-construction-partner-to-improve-speed-and-quality-of-new-council-house-building ; https://www.egi.co.uk/news/southwark-council-to-setup-jv-social-housing-company/ ; HRA https://www.insidehousing.co.uk/news/news/london-borough-to-buy-almost-300-homes-from-association-on-regeneration-site-67165 ; http://moderngov.southwark.gov.uk/documents/s92360/Report%20Housing%20Revenue%20Account%202021-22.pdf Southwark Construction Company https://www.newshopper.co.uk/news/16321653.southwark-council-setting-construction-company-regeneration-camberwell https://www.riverside.org.uk/contracts-signed-camberwell-regeneration-scheme/#:~:text=The%20new%20development%20is%20expected,crowding%20and%20improve%20community%20safety . Elephant and castle https://elephantandcastle.org.uk/overview-of-the-plans/#:~:text=It%20includes%20284%20homes%20as,space%20on%20the%20ground%20floor . asset management http://moderngov.southwark.gov.uk/documents/s65511/Appendix%201%20Asset%20Management%20Strategy%20for%20the%20Commercial%20Property%20Estate.pdf ;			
Spelthorne Company Knowle Green Estates Group	SE	Y	Y	Y	Council strategy 2016-2019 https://democracy.spelthorne.gov.uk/documents/s5789/Council%20Strategy%202016-v12.pdf ; housing strategy https://democracy.spelthorne.gov.uk/documents/s25251/Housing%20Strategy%20Complete%20Document.pdf ; Knowle Green estates Group https://knowlegreenestates.co.uk/ https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,inside%20housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far . ; investment strategy https://www.tvproperty.co.uk/news/spelthorne-council-explains-thames-tower-porter-building-and-charter-building-acquisitions ; https://democracy.spelthorne.gov.uk/documents/s11437/Appendix%201%20-%20Strategic%20Property%20Investment%20Parameters.pdf ; https://committees.parliament.uk/writtenevidence/4209/pdf/ ; regeneration https://democracy.spelthorne.gov.uk/documents/s24007/Masterstrategyning%20Specification%20v8.0.pdf ; https://www.theplanner.co.uk/news/news-in-brief%20A0planning-firm-appointed-to-develop-staines-masterplan%20A0mixed-use-development#:~:text=Once%20completed%20the%20regeneration%20will,up%20to%202%20C850%20new%20homes .	N	N	Knowle Green Estates six sites for 283 privately rented homes, a number of which will be available to the Council's housing department for nomination. KGE has plans to deliver approximately 20% of the borough's housing need over the next five years, subject to planning; regeneration for Staines includes 2850 homes
St Albans Establishing property development company	E	Y	Y	Y	Council strategy 2019-2025 https://www.stalbans.gov.uk/sites/default/files/attachments/St%20Albans%20City%20And%20District%20Council%20Council%20Strategy%202021-2026%20FINAL%20Post%20Council%2024%20February%202021_0.pdf ; housing strategy https://www.stalbans.gov.uk/sites/default/files/documents/publications/housing/housing-publications/Housing%20Strategy%20Update%202017_tcm15-62769.pdf ; HRA	Y	Y	HRA 14 new build properties under construction and 57 completed; major council developments include housing; regeneration St Albans 93 new homes , Harpenden 10 new homes

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.stalbans.gov.uk/sites/default/files/attachments/TMSS%202020-21%20Final%20including%20Council%20amendment.pdf ; https://www.stalbans.gov.uk/news/more-social-rent-housing-strategyvned-st-albans ; https://www.stalbans.gov.uk/news/first-major-delivery-council-homes-30-years ; major council projects https://www.stalbans.gov.uk/major-projects-and-redevelopments ; company https://www.stalbans.gov.uk/news/new-head-commercial-and-development ; investment https://www.stalbans.gov.uk/news/council-completes-purchase-landmark-building-regeneration-project ; https://www.stalbans.gov.uk/news/new-property-investment-strategy ; regeneration St Albans https://www.stalbans.gov.uk/news/council-completes-purchase-landmark-building-regeneration-project ; https://www.hertsad.co.uk/news/issues-raised-with-st-albans-development-plans-5216154 https://stalbans.moderngov.co.uk/documents/s50049922/Property%20Investment%20Strategy%20and%20Strategy.pdf ; Harpenden https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=noke%20shot#VIEW?RefType=PBDC&KeyNo=112024 work with RP https://www.stalbans.gov.uk/news/more-social-housing-created			
St Helens JV with English Cities Fund	N W	N	Y	Y	Council strategy 2018-2020 https://www.sthelens.gov.uk/media/7841/sthelens-council-strategy-2018-20fv.pdf ; JV with English Cities Fund https://www.sthelens.gov.uk/news/2020/december/15/st-helens-borough-council-and-the-english-cities-fund-commit-to-regeneration-partnership/#:~:text=The%20English%20Cities%20Fund%20is,regeneration%20projects%20across%20the%20UK. https://www.placenorthwest.co.uk/news/ecf-st-helens-ink-20-year-development-agreement/ ; estate review https://www.sthelens.gov.uk/news/2020/august/17/st-helens-borough-council-announces-ambitious-strategys-to-transform-its-estate/ ; one public estate https://www.sthelens.gov.uk/news/2019/march/21/council-secures-90-000-for-proposed-earlestown-regeneration/ ; investment property https://www.sthelens.gov.uk/news/2020/november/12/st-helens-borough-council-approves-reserve-to-drive-future-growth/ ; http://moderngov.sthelens.gov.uk/documents/s93817/Appendix%201.pdf ; commercialisation https://www.sthelens.gov.uk/news/2021/march/24/council-adopts-new-commercial-strategy-to-strengthen-its-finances/	Y	N	JV includes housing but numbers not given
Stafford JV multiple partners;	W M	N	Y	Y	Council strategy 2018-2021 https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Policy%20and%20Strategys/Council%20Business%20Strategy%202018-2021_0.pdf ; housing strategy https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Housing/Housing%20Strategy%202015-2019.pdf ; JV multiple partners http://www.stonegazette.co.uk/2015/10/inside-housings-joint-venture-development-of-the-year/ ; regeneration http://www.stonegazette.co.uk/2015/10/inside-housings-joint-venture-development-of-the-year/ ; city centre https://www.staffordbc.gov.uk/stafford-regeneration-eastgate-and-northern-town-centre regeneration Meecebrook new garden settlement https://www.staffordbc.gov.uk/meecebrook-new-garden-settlement ; station gateway https://www.staffordbc.gov.uk/stafford-regeneration-stafford-station-gateway investment	Y	N	Deliver at least 600 new homes including 210 affordable 2018-2021, latter with RPs; regeneration town centre 150 homes; Meecebrook garden settlement 10,000 homes; regeneration city centre 250 homes ; station gateway 800 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Committee%20Agenda%2019-20/Audit%20and%20Accounts/AA_25_November_2020_3%28c%29_Statement%20of%20Accounts.pdf ; community land trust http://www.christowparishcouncil.gov.uk/Christow_Community_Land_Trust_35308.aspx			
Staffs CC JV Penda with Keir JV with South Staffs	W M	N	Y	Y	Council strategy 2018-2022 https://www.staffordshire.gov.uk/Your-council-and-democracy/Policies-and-strategys/Documents/Strategic-Strategy-2018-to-2022-full-Updated.pdf ; Company Penda ; JV Penda and South Staffs https://www.sstaffs.gov.uk/news/news.cfm/current/6/item/136001 ; Penda JV with Keir https://www.theconstructionindex.co.uk/news/view/kiers-penda-jv-gets-to-work-in-staffordshire ; Penda business strategy http://moderngov.staffordshire.gov.uk/documents/s87856/Appendix ; property strategy http://moderngov.staffordshire.gov.uk/documents/s130066/Appendix%201%20-%20Property%20Strategy.pdf	Y	N	
Staffordshire Moorlands JV: Ascent with Your Housing Group	W M	N	Y	Y	Council strategy 2019-2023 https://www.staffsmoorlands.gov.uk/media/622/Staffs-Moorlands-Council-Strategy-2019-2023.pdf?m=1575031298503 ; affordable housing schemes https://www.staffsmoorlands.gov.uk/article/1344/Affordable-housing-schemes ; JV Ascent https://www.staffsmoorlands.gov.uk/media/3899/Housing-Implementation-Strategy---Draft-Jan-2019/pdf/HIS_final_draft_amended_Jan_19.pdf?m=1547543763050 ; https://www.staffsmoorlands.gov.uk/media/601/Medium-Term-Financial-Strategy/pdf/Medium_Term_Financial_Strategy_SM.pdf?m=1599043552657 ; https://www.sdaconsulting.co.uk/ascent-development ; regeneration https://www.staffsmoorlands.gov.uk/article/747/Regeneration-projects ; Growth Strategy https://www.staffsmoorlands.gov.uk/media/3855/Staffordshire-Moorlands-Growth-Strategy-Dec-2018/pdf/Growth_Strategy_for_Staffordshire_Moorlands-DEC_2018_Final.pdf?m=1545140368040 ; investment https://www.staffsmoorlands.gov.uk/media/4377/Draft-statement-of-accounts-2018-19/pdf/SMDC_Statement_of_Accounts_1819_2.pdf	Y	N	2019 affordable 42 homes; Ascent JV has delivered Affordable Rent :189 homes Shared Ownership: 70 homes Open Market: 18 homes; Ascent homes energy efficient ; regeneration projects include housing but numbers not clear
Stevenage JV With Hill JV with Mace	E	Y	Y	Y	Council strategy 2021 https://www.stevenage.gov.uk/documents/about-the-council/future-town-future-council/council-strategy-future-town-future-council.pdf ; housing new build https://www.stevenage.gov.uk/housing/housing-development/completed-projects ; regeneration https://www.hertfordshiremercury.co.uk/news/hertfordshire-news/multi-million-pound-stevenage-regeneration-4919754 ; JV with Hill https://www.constructionenquirer.com/2020/04/17/hill-wins-54m-stevenage-housing-deal/ ; JV with Mace https://www.constructionenquirer.com/2020/10/21/mace-350m-stevenage-town-centre-revamp-approved/ ; investment https://www.stevenage.gov.uk/documents/about-the-council/financial-management/2020/statement-of-accounts-2019-20.pdf ; commercialisation ans in-sourcing https://www.stevenage.gov.uk/about-the-council/plans-and-performance/co-operative-commercial-and-in-sourcing-strategy	Y	Y	HRA 2020-2021 38 homes; regeneration incudes new housing; council led development 282 homes on site with JV with Hill 240 homes ; JV with Mace 1500 homes in town centre regeneration;
Stockport Company	N W	Y	Y	Y	Council strategy 2021-2022 https://assets.ctfassets.net/ii3xdrqc6nfw/74fx7MC9Ga1OUOHw9PEShJ/ec7cfaec1330d4f92c7f5df56a46ab8c/Council_Strategy_2021_to_2022.pdf ; housing strategy	Y	Y	200 pa in HRA 2020-2030; 2020-21 affordable Housing Programme, 250 affordable homes due to be completed by March 2021, whilst bringing over 1,000 empty

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Viaduct Partnerships Ltd ALMO Stockport Homes Partnership Trafford Housing Trust					https://assets.ctfassets.net/ii3xdrqc6nfw/67dJPGjwi0u4o0sue0A0sM/61c42ce72a29835734dca06df4918fd1/Stockport_Council_Housing_Strategy_-2016_-_2021.pdf ; HRA post 2019 https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091 ; HRA http://democracy.stockport.gov.uk/mgIssueHistoryHome.aspx?IId=90425&StrategyId=1165&RPID=0 ; Viaduct Housing Partnership https://www.viaducthousing.com/ ; Stockport Homes Group ALMO https://www.stockporthomes.org/ ; https://www.stockporthomes.org/about-us/media/latest-news/new-homes/ ; https://www.stockport.gov.uk/affordable-housing ; investment http://democracy.stockport.gov.uk/mgConvert2PDF.aspx?ID=170452 ; regeneration https://www.stockport.gov.uk/regeneration-and-priority-areas ; town centre https://www.manchestereveningnews.co.uk/news/greater-manchester-news/big-plans-could-change-face-19515063 Covent Garden Village https://www.stockport.gov.uk/covent-garden-village-investing-in-stockport ; Brinnington https://www.stockport.gov.uk/regeneration-and-priority-areas/brinnington-regeneration-plan Trafford Housing Trust partnership https://www.stockport.gov.uk/market-place-and-underbanks/white-lion ;			properties back into use; Viaduct Homes approx. 168 new homes under development 2021; Stockport Homes ; regeneration sites include housing ; partnership Trafford housing Trust includes 8 homes in town centre; Covent Garden Village 200 homes; Brinnington 280 homes; town centre 3500 homes;
Stockton JV with Keepmoat	NE	N	Y	Y	Council strategy 2020-2023 https://www.stockton.gov.uk/media/1961956/council_strategy_dec-2020.pdf ; housing strategy https://www.stockton.gov.uk/media/1584875/housing-strategy-2018-2023.pdf ; JV with Keepmoat https://www.stockton.gov.uk/our-places/housing-services/housing-regeneration/ ; http://www.egenda.stockton.gov.uk/aksstockton/users/public/admin/kab10.pl?cdr_id=d180071&arc=50&phase=two&operation=detail ; Housing funding from MCA https://teesvalley-ca.gov.uk/wp-content/uploads/2017/03/Investment-Strategy-March-2017.pdf ; regeneration https://newstartmag.co.uk/articles/stockton-unveils-regeneration-plans-for-six-town-centres/ ; SUE https://www.gazettelive.co.uk/news/teeside-news/biggest-stockton-housing-development-years-19795282 ; investment https://www.lgcplus.com/research/commercialisation/investment-joint-venture-and-trading-how-councils-seek-income-18-01-2019/ ;	Y	N	2016-2018 1600 new homes completed of which more than 230 new funded by HE; JV with Keepmoat 143 homes; regeneration ; Stockton SUE 2150 homes;
Stoke on Trent Company Fortior Homes Unitas JV With Novus	W M	Y	Y	Y	Housing strategy https://www.stoke.gov.uk/downloads/file/700/housing_strategy_2017-2022 ; HRA business strategy https://www.stoke.gov.uk/downloads/file/993/housing_revenue_account_30_year_business_strategy ; https://www.insidehousing.co.uk/news/news/council-to-use-new-hra-borrowing-powers-to-pump-extra-125m-into-housing-64651 Fortior Homes https://www.fortiorhomes.co.uk/ ; https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far ; Fortior Genr8 JV https://genr8developments.com/projects/smithfield-stoke-residential/ ; Fortior/Novus JV https://www.stokesentinel.co.uk/news/stoke-on-trent-news/take-tour-show-house-first-4834422 ; Unitas https://www.stoke.gov.uk/homepage/77/past_tender_and_quotation_opportunities_-	Y	Y	HRA extra 1,370 new homes 2020-2026; HAs providing 30 affordable homes pa; 379 affordable homes funded by loan from Cheyne Capital Impact Bond; Fortior Homes 150 BTR apartments in city centre; 128 homes as JV with Novus; 10 key worker homes JV with RSJ Builders; 300 acquisitions including from developers; delivery 900 new homes built 2019-2020 of which 99% on brownfield land; regeneration 25 empty homes back into use;

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV with RSJ Builders JV Genr8 Development					detail/?ID=1773 ; https://units.co.uk/ ; https://www.stokesentinel.co.uk/news/stoke-on-trent-news/councils-housing-repairs-company-reports-4979733 ; delivery strategy https://www.local.gov.uk/sites/default/files/documents/Housing%20Delivery%20webinar%20-%20Carl%20Brazier.pdf ; https://www.stokesentinel.co.uk/news/stoke-on-trent-news/900-new-homes-built-stoke-5041664 ; Recovery strategy 2021 includes housing https://www.stokesentinel.co.uk/news/stoke-on-trent-news/council-launches-wish-list-projects-5050558 ;regeneration https://www.stoke.gov.uk/info/20006/housing_and_neighbourhoods/274/reviving_communities_housing_scheme#:~:text=Communities%20housing%20scheme-.Reviving%20Communities%20Scheme,other%20areas%20of%20the%20city.&text=The%20purpose%20is%20to%20regenerate,have%20clusters%20of%20empty%20homes. ; investment https://www.stoke.gov.uk/download/downloads/id/1560/draft_statement_of_accounts_201920.pdf ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf			
Stratford upon Avon ¹⁵	W M	Y	Y	N	Council strategy 2019-2023 https://www.stratford.gov.uk/doc/208851/name/1874%20Council%20Strategy%202019%20to%202023%20MAR%202002%20.pdf ; housing strategy https://www.stratford.gov.uk/homes-properties/housing-strategy-and-development.cfm ; affordable housing delivery https://www.stratford.gov.uk/doc/210062/name/Affordable%20homes%20annual%20review%202019%2020%20FINAL.pdf ; housing delivery company https://democracy.stratford.gov.uk/documents/s48416/20181105%20-%20Local%20Housing%20Company%20-%20Appendix%201.pdf ; regeneration https://www.insidermedia.com/news/midlands/major-regeneration-strategys-tipped-for-go-ahead ; https://www.strategyningresource.co.uk/article/1691908/warwickshire-council-cites-pandemic-threat-land-supply-approving-550-home-scheme ;	N	N	491 affordable homes between April 2019 and March 2020. This is the Council's largest annual development programme. The above figure represents just over 36% of all new build in the year; supported 1,785 affordable homes 2016-21; 500 homes in canal regeneration scheme;
Stroud JV partner being sought for Brinscombe	S W	Y	N	Y	Council strategy 2019-2020 https://www.stroud.gov.uk/media/1484451/a-recovery-strategy-for-stroud-district.pdf ; Housing strategy action strategy https://www.stroud.gov.uk/media/1071069/stroud-district-council-housing-strategy-2019-2024-action-strategy.pdf ; HRA https://www.stroud.gov.uk/media/1287117/item-7-appendix-f-housing-revenue-account-revenue-detail.pdf ; new council homes programme https://www.stroudnewsandjournal.co.uk/news/19156489.work-begins-new-affordable-homes-stroud/ ; https://www.stroud.gov.uk/media/1287017/item-5-appendix-1-strategy-for-new-council-homes-2020-2024.pdf ; project manager https://www.stroud.gov.uk/jobs-and-training/jobs-with-the-council/project-manager-new-homes-regeneration-team housing and regeneration https://www.stroud.gov.uk/media/1033299/item-7-sdcs-new-homes-and-regeneration-programme-and-district-wide-affordable-housing-delivery.pdf ; JV partner being sought for Brinscombe 2021	Y	Y	HRA new council homes programme 36 homes 2021; explore MMC; delivered 239 new homes by 2019; plus 84 in programme post 2019; Brinscombe JV 150 homes

¹⁵ Working with Warwick Council to create new South Warwickshire authority <https://www.stratford.gov.uk/news/press.cfm/item/137429>

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.stroud.gov.uk/news-archive/were-progressing-strategys-to-create-a-new-waterside-community ; creation of regeneration and investment board 2021 https://www.stroud.gov.uk/media/1484068/item-6-establishment-of-a-regeneration-and-investment-board.pdf ; investment https://www.stroud.gov.uk/media/1286869/stroud-district-council-unaudited-statement-of-accounts-2019-20.pdf ; community land trust https://www.stroud.gov.uk/media/1411596/item-6-general-housing-allocation-of-grant-to-eastington-community-land-trust.pdf ; LGA example commercialisation https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; https://www.local.gov.uk/case-studies?from=&keys=&to=&sort_by=created&sort_order=ASC&page=97			
Suffolk CC Barley Homes dissolved JV being established	E	Y	N	Y	Council strategy 2021-2022 https://www.suffolk.gov.uk/assets/council-and-democracy/our-aims-and-transformation-programmes/suffolk-county-council-business-strategy-2021-2022.pdf ; report on housing role https://www.suffolk.gov.uk/assets/council-and-democracy/council-news/2019-02-20-Final-version-Republica-Report.pdf ; Barley Homes JV dissolved; JV https://www.eadt.co.uk/news/housing/suffolk-county-council-joint-housing-venture-approval-6634280 ; https://www.constructionnews.co.uk/buildings/suffolk-council-seeks-partner-for-750m-jv-15-03-2021/ ; North Lowestoft Garden Village https://eastsuffolk.inconsult.uk/firstdraftlocalstrategy2017/viewCompoundDoc?docid=8980084&par tid=8982804 ; CC as developer https://www.lowestofttowncouncil.gov.uk/news/north-of-lowestoft-garden-village-development/ ; west of Mildenhall https://www.eadt.co.uk/news/west-of-mildenhall-development-strategys-6893620 ; https://www.suffolktoday.co.uk/west-suffolk/mildenhall/council-asks-for-views-on-proposed-1300-home-development/ ; Newmarket St Felix https://www.suffolknews.co.uk/newmarket/news/county-councils-strategy-for-50-homes-on-former-middle-school-site-in-newmarket-9097685/ ; https://www.suffolknews.co.uk/newmarket/news/strategys-drawn-up-for-former-middle-school-site-9159569/ ; West Row Mildenhall https://www.suffolk.gov.uk/council-and-democracy/council-news/show/two-public-consultations-on-potential-housing-developments ; http://rwsfm.co.uk/have-your-say-on-potential-housing-development-in-west-row-road-in-mildenhall/ ; investment https://www.suffolk.gov.uk/assets/council-and-democracy/budget-and-finance/2019-20-Statement-of-Accounts-FINAL.pdf ; social value https://www.suffolk.gov.uk/business/tenders-and-supplying-us/social-value/ ;community land trust http://lavenham.onesuffolk.net/activities/community-land-trust/	Y	N	Housing being developed on 15-20 council owned sites – not all through JV; first sites being developed North of Lowestoft Garden Village (1400 homes) , West Mildenhall (1300 homes) , Newmarket St Felix former middle school (50 homes) , West Row (1300 homes) and Bramford
Sunderland Company Siglion JV Siglion with L&G	NE	N	Y	Y	Housing strategy https://www.sunderland.gov.uk/media/19744/Housing-Strategy-for-Sunderland-2017-2022/pdf/Housing_Strategy_for_Sunderland_2017-2022.pdf?m=636451494608170000 ; council homes https://www.sunderland.gov.uk/article/17597/Work-starts-on-first-council-houses-to-be-built-in-Sunderland-for-almost-40-years ; https://www.sunderlandecho.com/news/people/council-homes-set-return-sunderland-authority-looks-develop-hundreds-homes-rent-1384410 ; establishing as a RP https://www.insidehousing.co.uk/news/news/sunderland-council-to-launch-as-registered-provider-in-return-to-housebuilding-63930 ; JV Siglion 2014-2019	Y	N	JV Siglion and L&G 1000 homes; Siglion Potters Hill 700 homes; 17 council homes in 2020 and programme for It has said it is looking to build 117 new bungalows, provide 95 supported homes accommodation and bring 362 empty homes back into use; target 800 homes pa overall; target for RP to take on 1800 homes; regeneration riverside 1000 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV with Igloo and Carillion Siglion					https://www.chroniclive.co.uk/business/business-news/sunderland-council-takes-over-siglion-16353608 ; company Siglion Developments LLP 2019 – present https://www.northeastjobs.org.uk/job/-/201085 ; https://www.ukconstructionmedia.co.uk/news/infrastructure-works-begin-potters-hill/ ; JV Siglion with L&G https://www.insidermedia.com/news/north-east/agreements-set-to-be-approved-on-major-sunderland-projects ; regeneration Riverside https://www.riversidesunderland.com/			
Surrey CC JV Places for People	SE	Y	Y	Y	Council strategy 2018-2021 https://mycouncil.surreycc.gov.uk/documents/s43388/App%201%20Council%20Strategy%202018-21%20DRAFT%20v4.pdf ; JV with Places for People https://www.placesforpeople.co.uk/about-us/news/2018/surrey-property-partnership-to-deliver-thousands-of-new-homes/ ; investment strategy https://mycouncil.surreycc.gov.uk/mgConvert2PDF.aspx?ID=65860 ; commercialisation https://mycouncil.surreycc.gov.uk/documents/s51906/Item%209%20-%20Council%20report%2013%20November%202018-%20Organisation%20strategy%20PFS%20transformation%20and%20people%20stra.pdf	Y	N	JV sites "initial tranche" of 32 sites, with the ultimate potential of more than 100. 16 sites from the first batch, including locations in West Molesey, Leatherhead, Staines, Shepperton, Redhill, Epsom, Tongham and Banstead and Staines,
Surrey Heath JV Kier	SE	Y	Y	Y	Council strategy 2020-2021 https://www.surreyheath.gov.uk/sites/default/files/Final%20Annual%20Strategy%202021%20for%20Executive.pdf ; property investment strategy https://www.surreyheath.gov.uk/news/due-diligence-costs-major-property-acquisitions-surrey-heath-borough-council ; regeneration https://camberleybeinspired.com/ JV Kier https://www.surreyheath.gov.uk/news/camberley-be-inspired-kier-property-selected-surrey-heath-borough-council%E2%80%99s-london-road	Y	N	Regeneration in Camberley 116 homes through office to resi in JV with Kier;
Sutton Company Sutton Living	L	Y	Y	Y	Council strategy 2018-2023 https://www.sutton.gov.uk/downloads/file/3551/ambitious_for_sutton_-_strategy ; HRA business strategy https://www.sutton.gov.uk/downloads/file/5028/housing_revenue_business_strategy_2021 ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20Council%20Housebuilding%20-%20Full%20Document.pdf ; Sutton Living https://suttonliving.co.uk/ ; investment property https://modern.gov.sutton.gov.uk/documents/s39314/Council%20Asset%20Management%20Strategy%20Governance%20and%20Portfolio%20Management%20Arrangements%20for%20the%20Investment.pdf ; opportunity area sites including residential https://www.opportunitiesutton.org/sutton-for-investment/development-and-opportunity-sites/ ; estate regeneration Benhill https://www.sutton.gov.uk/info/200502/housing_advice_and_options/1781/benhill_estate_regeneration/6#:~:text=The%20estate%20covers%206.5%20hectares,4%20bedroom%20flats%20and%20maisonettes . Regeneration town centre https://www.opportunitiesutton.org/area-renewal-and-regeneration/#:~:text=and%20environmental%20sustainability,-.Sutton%20Town%20Centre%20Programme,new%20Subsea%207%20flagship%20offices ; Hackbridge https://www.yourlocalguardian.co.uk/news/17237875.hackbridge-plans-emerge-258-new-homes-amid-regeneration/#:~:text=The%20Hackbridge%20Gardens%20site%20in,Council%20for%20mixed%20development%20use .	N	Y	Funding from MoL and Gov's Local Growth Fund also via MoL; buying back RTBs 'for the first time in decades the Council is now building new homes again' (HRA business strategy). phase 1 93 HRA units 2018-2020 and phase 2 72 units HRA 2022-2024; Sutton Living delivering 23 new homes on HRA land that will part of phase 2 of the programme; Sutton Living 54+; Benhill estate regeneration 441 dwellings ; town centre regeneration 5000 homes; Hackbridge 1000 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Swale Company Swale Rainbow Homes Ltd JV with Homes England	SE	N	Y	Y	Council strategy 2020-2023 https://services.swale.gov.uk/assets/Publications/Council/Council%20Strategy%202020%20-%202023%20Final%20Version.pdf ; housing strategy https://services.swale.gov.uk/assets/Strategies-strategys-and-policies/Housing-and-Homelessness-Strategy-2019-2023.pdf ; establishing housing company 2020 Swale Rainbow Homes https://swale.gov.uk/news-and-your-council/news-and-campaigns/latest-news/new-housing-company ; https://services.swale.gov.uk/meetings/documents/g2308/Public%20reports%20pack%2028th-Oct-2020%2019.00%20Cabinet.pdf?T=10 ; JV Regeneration Isle of Sheppey https://swale.gov.uk/strategy/ning-and-regeneration/regeneration/queenborough-rushenden-regeneration ; https://www.kentonline.co.uk/sheerness/news/decontamination-to-pave-way-for-creekside-leisure-complex-234515/ ; commercialisation https://services.swale.gov.uk/assets/Business-Bulletins/Bulletin-20.pdf Community Land Trust https://www.favershamcommunitylandtrust.org/blog/swale-borough-councils-emerging-local-strategy ;	Y	N	need for 190 new affordable homes pa. Recent 2017-18 122 and 144 (16/17); new housing company proposed to deliver 139 new homes; JV with HE regeneration Isle of Sheppey 1100 new homes with Homes England;
Swindon Company Swindon Housing Company Ltd JV with Barratts	S W	Y	Y	Y	Council strategy 2016-2020 https://www.swindon.gov.uk/download/downloads/id/5156/council_strategy_2016-20.pdf ; HRA https://www.swindon.gov.uk/downloads/file/6543/statement_of_annual_accounts_2019-20 ; https://www.swindon.gov.uk/news/article/594/council_s_flagship_housing_development_making_good_progress ; https://www.swindonadvertiser.co.uk/news/18512941.swindon-higher-proportion-council-houses-average-england/ ; Swindon Housing Company https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far ; https://www.swindon.gov.uk/news/article/502/council_housing_company_bungalows_are_being_snapped_up_by_buyers ; https://www.swindon.gov.uk/news/article/219/building_work_set_to_start_on_latest_council_housing_company_development ; https://swindonlink.com/lifestyle/sparcells-homes-sold-by-council/ ; JV with Barratts https://www.wichelstowe.co.uk/news/joint-venture-established.aspx#:~:text=A%20joint%20venture%20agreement%20has,to%20the%20south%20of%20Swindon. ; https://www.sharesmagazine.co.uk/news/market/LSE20180118144459_13501650/Barratt-joint-venture-with-Swindon-Borough-Council ; regeneration town centre https://www.swindon.gov.uk/info/20030/strategy/ning_and_regeneration/1175/kimmerfields_regeneration_scheme ; growth new eastern villages and town centre sites https://www.swindonadvertiser.co.uk/news/18910638.six-key-schemes-shape-swindons-future-progress-made/ ; community land trust https://www.swindon.gov.uk/info/20025/homes_and_property/1125/community-led_housing	Y	Y	2016-2020 Build new affordable homes including 200 new council homes and 66 units through the Affordable Housing Development programme; HRA 149 affordable ; Swindon Housing Company 14 bungalows plus 6 new homes; JV with Barratts 2750 homes; regeneration town centre 400 homes; new eastern villages 8,000 homes; 600 homes in town centre proposed
Tameside	N W	N	N	Y	Council strategy 2019 https://www.tameside.gov.uk/TamesideMBC/media/policy/Our-People-Our-Place-Our-Strategy-DEC19.pdf ; disposals for housing	Y	N	Partnership with Onward Homes and Homes England for 61 affordable homes; 100 new affordable homes

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
Partnership Onward Homes and Homes England					https://www.manchestereveningnews.co.uk/news/greater-manchester-news/decision-strategys-build-195-homes-17456497 ; partnership with Onward Homes and Homes England https://www.manchestereveningnews.co.uk/news/greater-manchester-news/affordable-housing-strategy-regenerate-hattersley-17539215 ; Godey Green Garden Village https://www.godleygreen.com/ ; https://www.questmedianetwork.co.uk/news/tameside-reporter/petition-against-godley-green-garden-village-gathers-pace/ ; south of Hyde https://www.questmedianetwork.co.uk/news/tameside-reporter/petition-against-godley-green-garden-village-gathers-pace/ ; investment https://www.tameside.gov.uk/TamesideMBC/media/democraticservices/Statement-of-Accounts-2019-20-FINAL-AUDITED.pdf ;			completed supported by £3m of Homes England investment 2019-20; Godley Green Garden Village 2350 homes; south of Hyde 440 homes;
Tamworth JV with Cornerstone	W M	N	N	Y	Council strategy 2019-2022 https://tamworth.gov.uk/sites/default/files/misc_docs/Council-Strategy2019-2022.pdf ; housing strategy https://tamworth.gov.uk/sites/default/files/housing_docs/housing-strategy.pdf ; https://www.inyourarea.co.uk/news/major-new-council-house-building-programme-completes-in-tamworth/ ; HRA business strategy https://democracy.tamworth.gov.uk/documents/s2437/Cabinet%20Report%20for%20Housing%20Revenue%20Account%20Buisiness%20Strategy%20enc.%201.pdf ; https://www.tamworth.gov.uk/two-new-council-homes-be-built-broadsmeath-garage-site ; JV with Cornerstone https://democracy.tamworth.gov.uk/documents/b7122/Updated%20Report%20-%20Re-profiling%20of%20Housing%20Revenue%20Account%20capital%20budgets%20to%20allow%20for%20the%20acquisitio.pdf?T=9 ; regeneration https://tamworth.gov.uk/council-use-investment-drive-growth-and-regeneration-tamworth ; commercial investment strategy https://democracy.tamworth.gov.uk/ielssueDetails.aspx?Ild=8050&Opt=3 ; regeneration town centre https://www.tamworth.gov.uk/Council-buys-Gungate-site	Y	Y	140 new homes in council programme; objective to deliver average of 177 new homes pa at least 40 to be affordable plus garage developments; JV with Cornerstone 14 homes; regeneration site acquisition for mixed uses including housing;
Tandridge Company Gryllus Property Ltd Gryllus Housing Ltd JV with St William Homes and LEP	SE	Y	Y	Y	Council strategy 2021-2024 https://www.tandridge.gov.uk/Portals/0/Documents/Your-council/Strategic%20Strategy/Strategic_strategy%20v1.0%20July%202020.pdf?ver=2020-09-04-105655-203 ; Housing strategy https://www.tandridge.gov.uk/Portals/0/Documents/Housing/Strategies%20and%20policies/Tandridge-Housing-Strategy-2019-2023.pdf ; HRA https://tandridge.moderngov.co.uk/documents/g896/Public%20reports%20pack%2011th-Feb-2021%2019.30%20Full%20Council.pdf?T=10 ; https://www.tandridge.gov.uk/Housing/Finding-a-home/Affordable-housing-developments ; Gryllus property Ltd ; Gryllus Holdings Gryllus Housing Company https://www.tandridge.gov.uk/Housing/Finding-a-home/Affordable-housing-developments ; Regeneration Caterham https://www.tandridge.gov.uk/Strategyning-and-building/Regeneration-and-major-projects/Caterham-and-North-Tandridge-regeneration/Former-Rose-Young-site ; Regenoxted JV https://www.tandridge.gov.uk/Strategyning-and-building/Regeneration-and-major-projects/RegenOxted ;	Y	Y	HRA 109 homes delivered 2019-2021; Deliver 100 affordable homes by 2022; HRA 2020-21 65 new build homes in pipeline; Regeneration Oxted 111 homes; regeneration Caterham 48 homes;
Teignbridge	S W	Y	Y	Y	Council strategy 2020-2030 https://www.teignbridge.gov.uk/media/8992/teignbridge-district-council-strategy-2020-30.pdf ; housing strategy	Y	N	2015-2020 2510 homes plus 661 affordable homes. Most affordable through s106 agreements and

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV					https://www.teignbridge.gov.uk/media/1092/housing-strategy.pdf ; https://www.teignbridge.gov.uk/media/9393/210218-strategy-content-v4-consultation.pdf ; JV partner for development site mixed use https://democracy.teignbridge.gov.uk/documents/g457/Public%20reports%20pack%2008th-Jan-2019%2010.00%20Executive.pdf?T=10 ; https://www.devonlive.com/news/devon-news/council-set-buy-land-newton-1493441 ; https://www.devonlive.com/news/devon-news/garden-community-strategy-newton-abbot-3274345 ; Newton Abbott Garden Village as part of greater Exeter https://www.creditoncourier.co.uk/article.cfm?id=142272&headline=1,200%20homes%20at%20Sweetham,%20750%20at%20Crediton%20and%20500%20at%20Cowley%20in%20new%20strategy&sectionIs=news&searchyear=2020 ; capital strategy https://democracy.teignbridge.gov.uk/documents/s3453/Report%20app%2011a%20Teignbridge%20District%20Council%20capital%20strategy.pdf ; commercialisation https://democracy.teignbridge.gov.uk/documents/s8623/Report%20App%208%20Commercial%20Strategy.pdf ; community land trust https://www.teignbridge.gov.uk/housing/community-led-housing/community-led-housing-fund/ ;			preferred housing providers; JV including 170 homes ; Newton Abbott named as Garden Village 2250 homes as part of Greater Exeter
Telford and Wrekin Company Nuplace JV Nuplace, Lovells and Wrekin Homes JV with Southwater	W M	Y	Y	Y	Council strategy 2020 https://www.telford.gov.uk/downloads/file/15572/the_council_strategy_-_2020 ; housing strategy https://www.telford.gov.uk/downloads/file/14970/draft_housing_strategy_2020_-_2025 ; company Nuplace https://www.nuplace.co.uk/site/index.php ; https://www.shropshirestar.com/news/local-hubs/telford/2020/12/23/council-commits-to-transforming-victorian-landmark-in-telford-into-homes-and-community-space/ ; https://www.shropshirestar.com/news/local-hubs/telford/2020/01/03/council-housing-company-that-houses-800-in-telford-to-provide-more-specialist-accommodation/ ; JV Nuplace, Lovells and Wrekin Housing Group https://www.wrekin.com/News/strategyning-submitted-for-329-new-homes-in-donnington-wood ; https://www.lovell.co.uk/news/next-nuplace-development-is-underway/ ; JV with Southwater https://www.theconstructionindex.co.uk/news/view/-pound-250m-Telford-regeneration-gets-strategyning-green-light ; LEP supported scheme http://newsroom.telford.gov.uk/News/Details/15302 ; investment strategy https://democracy.telford.gov.uk/documents/s8101/INVEST%20STRATEGY%202021%2022.pdf ;	Y	N	Nuplace built 400 homes and objective to build 200 affordable homes; enabled delivery of 1200 homes pa; enabled delivery of 600 homes with Homes England land deal; increased affordable delivery from 100 to 300 pa; JV 329 homes plus 37 homes; JV with Southwater 330 homes; 500 homes in town centre with support from LEP;
Tending	E	N	Y	N	Housing strategy https://www.tendingdc.gov.uk/sites/default/files/HOUSING%20STRATEGY%202020-2025%20-%20MT%20FOR%20CABINET.pdf ; acquisitions and development policy https://tdcdemocracy.tendingdc.gov.uk/documents/s34061/A.2%20Appendix%20Acquisitions%20Development%20Policy%20September%202020.pdf ; HRA https://tdcdemocracy.tendingdc.gov.uk/documents/s37418/A2%20Report%20HRA%20Budget%20Etc.%202021-2022.pdf ; https://tdcdemocracy.tendingdc.gov.uk/documents/s31042/Performance%20Report%20Building%20and%20Managing%20Council%20Homes%20as%20submitted%20to%20Cabinet%20on%2029%20May%202020.pdf ; https://www.eadt.co.uk/news/tending-district-council-council-houses-proposal-2616692 national pilot for small housebuilding schemes	N	Y	162 gifted homes 2020-2024 ; HRA 10 custom built homes are under construction in Jaywick Sands (5 for rent and 5 homes for discounted sale) and the Council aspires to deliver a further 200 homes in the district over the next 5 years (a further 100 in Jaywick Sands and 100 in other parts of the district); regeneration Dovercourt includes housing;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.tendringdc.gov.uk/council/news-pr/news-listing/tendring-selected-national-pilot-encourage-small-housebuilding-schemes ; https://www.tendringdc.gov.uk/housing/small-housebuilding-scheme ;regeneration https://www.tendringdc.gov.uk/business/regeneration/dovercourt ; community land trust https://www.tendringdc.gov.uk/council/emergency-strategyning/coronavirus-covid-19-volunteer-groups/jaywick-sands-community-land-trust ;			
Test Valley Company Valley Housing Ltd JV with Keir	SE	N	Y	Y	Council action strategy https://www.testvalley.gov.uk/aboutyourcouncil/councildirection/council-strategy-for-2019-to-2023#:~:text=The%20Council's%20Council%20Strategy%202019,for%20the%20next%20four%20years ; housing strategy https://www.testvalley.gov.uk/housingandenvironmentalhealth/housing/housing-development/housing-policy-and-research#:~:text=The%20Housing%20Strategy%202020%20to,us%20to%20achieve%20our%20aims.&text=The%20strategy%20can%20be%20accessed%20here ; JV with Kier https://www.testvalley.gov.uk/news/2018/nov/joint-venture-sees-new-manufacturer-take-up-residence-in-business-park?displaypref=contrast Valley Housing Ltd https://www.insidehousing.co.uk/news/news/cohousingng%20as%20part%20of%20regeneration%20strategy https://www.tendringdc.gov.uk/sites/default/files/documents/business/regeneration/Economic%20Strategy%202020-24.pdf cils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far. Regeneration Andover https://www.thinkandovertowncentre.co.uk/ ; Investment https://www.testvalley.gov.uk/news/2018/may/council-investment-initiative-continues-its-success ; affordable housing https://www.testvalley.gov.uk/news/2020/apr/council-smashes-affordable-housing-target	Y	N	Priority to support delivery 1,000 high quality, suitable and affordable homes throughout the borough between 2020 and 2025; 273 affordable homes provided 2019-20; regeneration Andover city centre and South Romsey
Tewkesbury JV partner St Modwen	W M	N	N	Y	Housing strategy https://tewkesburyborough-my.sharepoint.com/personal/website_tewkesburyborough_onmicrosoft_com/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fwebsite%5Ftewkesburyborough%5Fonmicrosoft%5Fcom%2FDocuments%2FTewkesbury%20Borough%20Council%20%28TBC%29%2FHousing%2FHousing%20strategy%2FStrategy%202017%2D21%2FHousing%20strategy%20%2D%202017%2D2021%2Epdf&parent=%2Fpersonal%2Fwebsite%5Ftewkesburyborough%5Fonmicrosoft%5Fcom%2FDocuments%2FTewkesbury%20Borough%20Council%20%28TBC%29%2FHousing%2FHousing%20strategy%2FStrategy%202017%2D21&originalPath=aHR0cHM6Ly90ZXdrcXNidXJ5Ym9yb3VnaC1teS5zaGFyZXBvaW50LmNvbS86YjovZy9wZXJzb25hbC93ZWJzaXRlX3Rld2tlc2J1cnlib3JvdWdoX29ubWlicm9zb2Z0X2NvbS9FVjZkOTg3VGwxUk1oMTlwQidhZklyQUJQWU4xNVZ0bWhrZ01zcXFrUkl5ZFRBP3J0aW1lPTk1dlZBNm42MkVn ; housing scrutiny report https://minutes.tewkesbury.gov.uk/documents/s35396/Housing%20Strategy%20Monitoring%20Report.pdf ; Golden Valley development https://www.investingloucestershire.com/content/?contentID=1112 JV partner St Modwen https://www.punchline-gloucester.com/articles/aanews/cheltenham-tewkesbury-councils-welcome-	Y	N	Investigating MMC; on council land Projects have commenced on two former garage sites at Staverton and Winchcombe using modern build methods. Golden Valley development by Bellway 465 homes, of which 163 affordable 70 per cent will be affordable rent while 30 per cent will be shared ownership and is part of the 1,100 homes designated for completion by 2031.

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					next-step-for-golden-valley-development ; commercialisation https://minutes.tewkesbury.gov.uk/ieDecisionDetails.aspx?Id=3887			
Thanet Housing Market Intervention JV with Homes England	SE	Y	Y	Y	Establishing a company https://www.thanet.gov.uk/wp-content/uploads/2019/11/Council-Statement-2019-2023-V2.pdf ; new build programme https://www.thanet.gov.uk/info-pages/strategic-housing-developments/ ; https://www.thanet.gov.uk/info-pages/strategic-housing-developments/ ; Community land trust https://www.thanetcommunityhousing.org/blank-page ; HRA https://www.thanet.gov.uk/wp-content/uploads/2019/08/Statement-of-Accounts-18-19.pdf ; JV with Homes England https://democracy.thanet.gov.uk/ieDecisionDetails.aspx?ID=5045 ; Housing Market Intervention https://democracy.thanet.gov.uk/ieDecisionDetails.aspx?Id=2932 ; https://democracy.thanet.gov.uk/documents/s16274/Annex%205%20-%20Fig.%201%20The%20Margate%20Housing%20Intervention%20-%20Investment%20Cycle.pdf ;	Y	Y	Council development Phase 1 11 homes; phase 2 14 homes; phase 3 26 units ; 512 homes built pa,
Three Rivers JV Three Rivers homes JV Home Group and Countryside	E	N	Y	Y	Council strategy 2021 https://www.threerivers.gov.uk/service/council-framework ; Three rivers Homes https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far. JV Three Rivers Homes and Watford Community Housing https://www.threerivers.gov.uk/news/three-rivers-homes-embarks-on-its-inaugural-development ; regeneration JV with Home Group and Countryside South Oxhey http://www.lovesouthoxheycentral.co.uk/#:~:text=Project%20overview,to%20four%20bedroom%20family%20houses. , https://www.threerivers.gov.uk/egcl-page/south-oxhey-initiative#:~:text=The%20South%20Oxhey%20Initiative%20is,Properties%20Ltd%20and%20Home%20Group.	Y	N	JV 33 apartments of which 15 for social rent; regeneration South Oxhey JV 514 homes;
Thurrock Company Gloriana changed name to Thurrock Regeneration Ltd and Thurrock regeneration (Housing) Ltd	E	Y	Y	Y	Housing Strategy https://www.thurrock.gov.uk/sites/default/files/assets/documents/housing_strategy_2015_2020_v01.pdf ; HRA https://www.thurrock.gov.uk/sites/default/files/assets/documents/acco_2020_annual_accounts_v02.pdf ; new build programme https://democracy.thurrock.gov.uk/mgConvert2PDF.aspx?ID=28935 ; Thurrock Regeneration Ltd Thurrock Regeneration (Housing) Ltd https://www.thurrock.gov.uk/thurrock-regeneration-housing/new-high-quality-housing ; https://thurrock.nub.news/n/mystery-as-directors-quit-thurrock-council-owned-regeneration-companies ; Investment strategy https://www.thurrock.gov.uk/news/council-finances-and-accounts/position-on-investment-strategy-clarified#:~:text=Thurrock%20Council's%20investment%20strategy%20continues,services%20for%20the%20borough's%20residents. ;	N	Y	HRA new build programme 2020-2021 delivered 117 homes for rent ; 2019-1029 HRA pipeline of 500 homes; Thurrock regeneration Ltd building 1000 new homes 2018-2028;
Tonbridge and Malling	SE	N	N	N	Council strategy 2020-2023 https://www.tmbc.gov.uk/_data/assets/pdf_file/0003/245514/Council-Strategy-2020-2023.pdf ; housing strategy https://www.tmbc.gov.uk/_data/assets/pdf_file/0020/733016/Joint-Housing-Homeless-Strategy-TW1374-V4-Final.pdf ;	N	N	Supported delivery of 272 affordable homes 2017/19;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Torbay Companies: TDA that includes Torbay Economic Development Company Ltd TorVista Homes Ltd TEDC Development s Ltd Enterprise South West Ltd KAH Holdings Ltd C&A Consultants Ltd (Case Consultants) Complete Facilities Management Services Ltd; JV TOR2 with Kier ended in 2020	S W	Y	Y	Y	Council strategy 2019-2023 https://www.torbay.gov.uk/media/14251/council-strategy.pdf ; Housing strategy https://www.torbay.gov.uk/media/14432/housing-strategy.pdf ; Housing strategy delivery strategy https://www.torbay.gov.uk/DemocraticServices/documents/s94689/Draft%20Master%20Housing%20Delivery%20Strategy%20inc%20measures%20V7%20130520%20For%20consideration%20by%20Cabinet.pdf ; housing being built on own land https://www.devonlive.com/news/devon-news/torbay-council-approves-strategy-build-4591948 ; Torvista http://www.torvistahomes.co.uk/ ; https://www.devonlive.com/news/devon-news/what-happening-two-derelict-houses-3714004 ; registered as RP https://www.torbay.gov.uk/news/tda2073/ ; JV TOR2 ended in 2020 https://www.circularonline.co.uk/news/torbay-council-to-take-full-owner-ship-of-kier-joint-venture/#:~:text=Torbay%20Council%20To%20Take%20Full%20Ownership%20Of%20Kier%20Joint%20Venture,Collection%20and%20Transport&text=The%20original%2010%20year%20contract,the%20sole%20owners%20of%20TOR2. ; One Public Estate programme https://www.torbay.gov.uk/DemocraticServices/documents/s81672/Land%20Release%20Fund%20Appendix%201.pdf ; investment https://www.torbay.gov.uk/media/13411/investment-fund-portfolio.pdf ; regeneration Brixham https://www.brixhamchamber.co.uk/category/regeneration/#:~:text=The%20view%20for%20the%20whole,Bay%20harbours%20and%20tourism... Paignton https://www.devonlive.com/news/devon-news/regeneration-plans-paignton-town-centre-4411415	Y	N	Target Deliver 110 affordable homes p.a. • On Section 106 sites deliver 70 affordable homes p.a.; complete 679 homes 2020-2021; 15 units pa form commercial to residential; Torbay Housing Company sites for 330 homes in 2020 ; Torvista providing affordable homes; One Public Estate Land release Fund created 636 homes; regeneration Brixham 9000 homes; Paignton 400 homes;
Torridge JV with Red Earth Developments	S W	N	N	Y	Corporate strategy 2020-2023 https://www.torridge.gov.uk/media/image/0/6/Strategic_Strategy_July_2020_FINAL_agreed_version1.0.jpg ; regeneration http://www.investnorthdevon.co.uk/torridge.html ; JV with Red Earth Developments for Bideford Town centre regeneration http://torridge.gov.uk/CHttpHandler.ashx?id=476&p=0 ; https://www.torridge.gov.uk/article/18211/Green-Light-for-Key-Bideford-Regeneration-Site ; regeneration Westward Ho https://www.torridge.gov.uk/article/18211/Green-Light-for-Key-Bideford-Regeneration-Site ; regeneration Bideford https://www.devonlive.com/news/devon-news/new-pictures-show-stunning-20m-4153588 ; community land trust	Y	N	JV 5 sites identified for regeneration in Bideford; sites identified at Westward Ho; affordable homes delivered by Community Land Trust; regeneration Bideford 85 homes;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.torridge.gov.uk/article/18244/News-Affordable-Homes-Delivered-in-Appledore ; investment strategy https://democracy.torridge.gov.uk/documents/s18303/8e%20-%20Appendix%205%20-%20TDC%20Capital%20Strategy%20-%202021-22%20Final.pdf			
Tower Hamlets Company Seahorse Homes ALMO Tower Hamlets Homes	L	Y	Y	Y	Council strategy https://www.towerhamlets.gov.uk/lgnl/community_and_living/community_strategy/strategic_strategy.aspx ; housing strategy https://www.towerhamlets.gov.uk/lgnl/housing/housing_statements_and_strateg/housing_statements_and_strateg.aspx ; ALMO Tower Hamlets Homes https://www.towerhamletshomes.org.uk/uploads/assets/THH_business_Strategy_2020_2026.pdf ; HRA https://talk.towerhamlets.gov.uk/newcouncilhomes ; regeneration https://www.towerhamlets.gov.uk/lgnl/community_and_living/building_a_better_tower_hamlet.aspx ; estate regeneration https://www.towerhamlets.gov.uk/lgnl/community_and_living/building_a_better_tower_hamlet.aspx#:~:text=Improvements%20have%20been%20made%20to,been%20constructed%20on%20the%20estate. ; Seahorse Homes Ltd https://democracy.towerhamlets.gov.uk/mgIssueHistoryHome.aspx?lId=108740 Mulberry Housing Society community benefit society https://democracy.towerhamlets.gov.uk/documents/s127285/V4_Grant%20to%20Mullbery%20CBS%20with%20legal%20comments.pdf ; community land trust https://www.londonclt.org/st-clement-s	N	Y	HRA 2,000 homes; regeneration schemes Wood Wharf 4,000 homes; Bishopsgate 1500 homes ; Mulberry Housing Society acquiring s106 units ; estate regeneration ocean Estate 800 new homes;
Trafford JV with Trafford Housing Trust JV with Bruntwood JV with Seddon	N W	N	N	Y	Council strategy 2018-2022 https://www.trafford.gov.uk/about-your-council/strategies-strategys-and-policies/docs/Council-Strategy-2019.pdf ; housing strategy https://www.trafford.gov.uk/about-your-council/strategies-strategys-and-policies/housing-strategy/docs/Trafford-Council-Housing-Strategy-2019-2023.pdf ; Affordable housing programme https://www.manchestereveningnews.co.uk/news/greater-manchester-news/development-named-after-much-loved-19167698 ; https://www.trafford.gov.uk/residents/news/articles/2019/20190926-Trafford-Council-shows-commitment-to-affordable-housing.aspx ; JV with Trafford Housing Trust https://www.traffordhousingtrust.co.uk/newsroom/trafford-housing-trust-and-council-unveil-strategys-for-old-trafford-redevelopment/#:~:text=A%20joint%20venture%20between%20Trafford,blocks%20and%20the%20Eahawk%20Pub.&text=If%20we%20get%20strategyning%20permission,on%20site%20in%20early%202022. https://www.egi.co.uk/news/trafford-council-to-approve-housing-association-jv/ ; JV Bruntwood https://bruntwood.co.uk/news/bruntwood-works-and-trafford-council-unveil-50m-regeneration-scheme/ ; https://www.trafford.gov.uk/residents/news/articles/2021/20210118-Bruntwood-and-Trafford-Council-unveil-Stretford-Mall-and-town-centre-masterstrategy.aspx ; https://www.trafford.gov.uk/residents/news/articles/2020/20200925-Bruntwood-Works-and-Trafford-Council-secure-strategyning-for-new-neighbourhood.aspx ; https://www.futurestretford.co.uk/ ; JV Seddon regeneration Sale https://www.trafford.gov.uk/residents/news/articles/2020/20201203-Council-keeping-promise-to-provide-more-affordable-homes.aspx ; Altrincham https://www.manchestereveningnews.co.uk/news/greater-manchester-news/plans-overhaul-part-	Y	N	Affordable housing programme 30 homes in 2020; JV Trafford Housing Trust 170 homes; JV Bruntwood 800 homes in Stretford ; JV Seddon regeneration Sale 88 homes – 202 identified for whole site; Civic quarter regeneration includes homes; regeneration Altrincham 157 homes;

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
					altrincham-create-20277665 ; Civic Centre regeneration https://www.messengernewspapers.co.uk/news/19029749.trafford-councils-ambitious-civic-quarter-strategys---say/ ; housing service taken back in house https://www.placenorthwest.co.uk/news/trafford-moves-on-housing-services/ ; won a planning appeal re affordable homes https://www.thebusinessdesk.com/northwest/news/2073392-trafford-council-vindicated-over-affordable-homes-ruling ; investment https://www.manchestereveningnews.co.uk/news/greater-manchester-news/trafford-council-spent-203m-property-17547495 ; https://democratic.trafford.gov.uk/mgConvert2PDF.aspx?ID=35608 ; https://themetor.org/2018/12/04/trafford-council-spends-38m-on-investment-properties-are-they-gambling-with-public-money/ ;			
Tunbridge Wells Company Tunbridge wells property holdings JV with John Laing until 2021	SE	Y	Y	Y	Housing strategy https://tunbridgewells.gov.uk/_data/assets/pdf_file/0019/344431/79074C40686724F2E0531401A8COCDFC_Joint_Housing_Homeless_Strategy_TW1374_V4_Final.pdf ; JV TW regeneration Company asset backed vehicle with John Laing https://maidstone.gov.uk/_data/assets/pdf_file/0014/16043/FAQs-on-Tunbridge-Wells-Regeneration-Company.pdf ; https://www.egi.co.uk/news/tunbridge-wells-council-finalises-regeneration-venture/ ended 2012 https://democracy.tunbridgewells.gov.uk/mgAi.aspx?ID=5387 ; Tunbridge Wells property holdings https://tunbridgewells.gov.uk/business/enterprise-and-regeneration/regeneration/tunbridge-wells-property-holdings ; http://twpropertyholdings.co.uk/business-strategy http://twpropertyholdings.co.uk/wp-content/uploads/2017/06/TWPHC-Business-Strategy-2017-18.pdf ; affordable housing https://www.kentlive.news/news/slump-affordable-homes-building-tunbridge-1639431 ; community land trust https://democracy.tunbridgewells.gov.uk/ieDecisionDetails.aspx?Id=1305 ; investment https://tunbridgewells.gov.uk/_data/assets/pdf_file/0009/378027/Annual-Financial-Report-201920-FINAL-accessible.pdf	Y	N	Regeneration company developing 38 sites; supported affordable housing delivery 72 affordable homes 2017/18 compared to 144 ain 2016-2017, 2015-2016 114
Uttlesford Company Aspire (UDC) holdings Aspire (CRP) Aspire (MRH) JV Aspire and Aviva	E	Y	N	Y	Council strategy 2020-2024 https://uttlesford.moderngov.co.uk/documents/s15354/Enc.%201%20-%20Council%20Strategy%202020%20-%202024.pdf ; housing strategy https://www.uttlesford.gov.uk/media/1454/Housing-Strategy-2016-2021/pdf/FINAL_Housing_Strategy_updated_Jan_2017.pdf?m=636209556892070000 ; HRA business strategy https://www.uttlesford.gov.uk/media/4556/Housing-Revenue-Account-Business-Strategy-2016-2046/pdf/HRA_business_strategy_2016_-_2046_final_version_pdfa.pdf?m=637031040257600000 ; https://www.uttlesford.gov.uk/media/10421/Summer-2020/pdf/Housing_News_summer_2020_web_a.pdf?m=637327450743970000 ; investment programme https://www.uttlesford.gov.uk/article/7137/Investment-programme ; company Aspire MRH for housing https://uttlesford.moderngov.co.uk/ieDecisionDetails.aspx?Id=315 ; ; https://uttlesford.moderngov.co.uk/documents/s22542/Appendix%20B%20-%20Commercial%20Strategy%202021-2025.pdf ; commercialisation	Y	Y	HRA 2016-17 61 homes plus 30 then 6 pa; 8 in 2020

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://uttlesford.moderngov.co.uk/mgAi.aspx?ID=7949 ; community land trust https://www.uttlesford.gov.uk/media/8942/How-to-set-up-a-CLT/pdf/How_to_set_up_a_CLT.pdf ;			
Vale of White Horse	SE	N	E	N	Council strategy 2020-2024 https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/11/VOWH-Council-Strategy-2020-2024.pdf ; Dalton Barracks Garden village https://www.whitehorsedc.gov.uk/dalton-barracks-garden-village/ ; https://www.oxfordmail.co.uk/news/18260825.government-grant-transform-dalton-barracks-garden-village/ ; investment http://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2019/06/vale-statement-of-accounts-17-18-1.pdf ;	N	N	Garden village 1200 homes;
Wakefield JV Bridge Homes with Wakefield District Homes;	YH	Y	Y	Y	Housing strategy https://www.wakefield.gov.uk/housing/housing-in-the-wakefield-district-our-priorities/the-wakefield-housing-strategy-2019-2022#:~:text=Housing%20Strategy%20Vision%20and%20Priorities&text=For%20Wakefield%20to%20have%20a, and%20healthy%20to%20live%20in. ; JV Bridge Homes https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far. ; https://www.housing.org.uk/our-work/building-new-homes/working-in-partnership/case-study-bridge-homes--wakefield/#:~:text=Bridge%20Homes%20Yorkshire%20is%20a,target%20by%20providing%20quality%20homes. ; https://www.wakefield.gov.uk/Pages/News/PR-9568.aspx ; LGA case study https://www.local.gov.uk/case-studies/wakefield-council-bridge-homes ; regeneration https://www.wakefield.gov.uk/Pages/Strategyning/Regeneration/regeneration-five-towns-south-east.aspx ; commercialisation https://www.wakefield.gov.uk/about-the-council/access-to-information/overview-and-scrutiny/wakefield-overview-and-scrutiny-management-board	Y	N	JV 224 homes built and 90 pa by 2022-23 and aspiration to move to 120 pa; Regeneration proposals include housing e.g. Frickkey 190 homes;
Walsall	WM	N	Y	N	Corporate strategy https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far. ; housing strategy https://go.walsall.gov.uk/Portals/0/Uploads/Housing/Housing%20Landords/Housing%20Strategy%20CONSULTATION%20Draft.pdf?ver=2020-01-02-102551-107 ; regeneration sites with some housing supported by WMCA and Homes England https://go.walsall.gov.uk/delivery ; investment https://go.walsall.gov.uk/Portals/0/Uploads/AboutTheCouncil/2019-20%20Pre-audit%20Financial%20Report.pdf?ver=2020-06-05-130853-497	N	N	Supported 1300 affordable 2014-2019; focus on MMC; Goscote regeneration site 133 homes;
Waltham Forest Company Sixty Bricks JV Mears	L	Y	Y	Y	Council strategy https://www.walthamforest.gov.uk/content/public-service-strategy ; Housing strategy https://www.walthamforest.gov.uk/sites/default/files/Waltham%20Forest%20Housing%20Strategy%202019-24.pdf ; Sixty Bricks https://sixtybricks.co.uk/ ; JV Countryside homes https://www.walthamforest.gov.uk/content/countryside-announced-delivery-partner-ambitious-town-hall-transformation ; JV Mears group https://www.mearsgroup.co.uk/case-studies/tackling-homelessness-with-mears ; ‘ Local Space partnership https://www.localspace.co.uk/your-home/ ;	Y	Y	18,000 new homes over period to 2030; new homes on Council owned land through regeneration schemes such as The Score Centre (700+ new homes), Juniper House (91 new homes), the Town Hall Campus (500+ new homes), and the Lea Bridge Station sites (circa 300 new homes). Sixty Bricks 416 homes in development for 2022; JV Countryside Homes 500 new homes including

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV Countryside JV Galliard					Regeneration projects https://www.walthamforest.gov.uk/service-categories/current-regeneration-projects-and-developments ; JV Galliard homes https://www.walthamforest.gov.uk/sites/default/files/Invest%20Waltham%20Forest%20Issue%204%20compressed%20%281%29.pdf ; community land trust https://forestclt.org/ ;			150 for social rent and 18 for shared ownership ; JV with Mears Group to purchase 400 homes for those in TA; Local Space JV 65 homes ;
Wandsworth JV Taylor Wimpey JV Redrow (ended)	L	Y	Y	Y	Council strategy 2020 https://www.wandsworth.gov.uk/the-council/how-the-council-works/council-strategys-and-policies/council-business-strategy-cbp/council-business-strategy-2020/ ; delivery 2019-2020 https://www.wandsworth.gov.uk/media/7844/key_issues_updates_2019_20.pdf ; housing strategy https://www.wandsworth.gov.uk/media/3038/wandsworth_housing_and_homelessness_strategy_2019-2022.pdf ; HRA business strategy https://www.wandsworth.gov.uk/media/1735/medium-term-financial-strategy-for-201819-paper-no-18-332.pdf ; JV Taylor Wimpey https://www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-and-york-road-regeneration/overview-of-the-winstanley-and-york-road-regeneration-project/procuring-a-delivery-partner-for-the-winstanley-and-york-road-regeneration-project/ ; JV Redrow homes https://www.wandsworth.gov.uk/news/may-2020/construction-work-in-wandsworth-back-underway-to-provide-vital-new-homes-for-local-people/ ; Redrow withdraws https://www.constructionnews.co.uk/buildings/redrow-pulls-out-of-1000-home-london-regeneration-06-08-2020/ ; https://www.egi.co.uk/news/wandsworth-set-to-give-thumbs-up-to-550m-alton-estate/ ; council ed development sites and progress https://www.wandsworth.gov.uk/housing/council-led-development/where-we-are-building-homes/ ; Nine Elms https://www.wandsworth.gov.uk/strategyning-and-building-control/strategyning-consultations-and-developments/housing-in-nine-elms/ ; homes at Ram Brewery https://www.london.gov.uk/what-we-do/strategyning/strategyning-applications-and-decisions/strategyning-application-search/ram-brewery-site-0 ; investment properties https://www.wandsworth.gov.uk/media/7076/statement_of_accounts_2019_20.pdf	Y	Y	Collective co-living scheme at completed. A further co living scheme with for 182 co living units of which 64 are to be let at discounts to Open Market Rents was approved 2020 . The Winstanley York Road planning application including a 342 Build To Rent (BTR).. The Section 73 application for the B&Q site was approved 2020 delivers 357 BTR as well as 184 affordable homes including London Affordable Rent, shared ownership and intermediate rent In terms of low-cost sale, a scheme of 27 flats of which 10 will be for discounted market sale was approved at May 2020. The Council are also planning the first low cost sale units as part of its 1,000 home programme at three sites with planning applications either submitted or feasibilities at advanced stages. All dwellings for discounted market rent or sale will require the homes to be offered for an exclusive period of no less than 3 months to households living and/or working in the borough. HRA 85 homes to complete in 2019/20, 154 homes either under construction or to start on site in 2019/20 and to bring forward a further 13 sites for development two of which is for 163 homes 65% of which affordable; During the 2019/20, 332 affordable homes were completed. A further 963 affordable homes started on site. 648 affordable homes given planning approval in 2019/20 ; 954 of these homes funded by MoL affordable housing programme ; JV Taylor Wimpey 2500 homes of which 35% affordable ; JV Redrow 1100 homes but Redrow withdraws replaced by council; Nine Elms 20,000 homes if which 4,000 affordable ; Ram brewery 669 in mixed development .
Warrington Incrementum housing	N W	Y	Y	Y	Council strategy 2020-2024 https://www.warrington.gov.uk/sites/default/files/2020-10/council_strategy_2020-24.pdf ; housing strategy https://www.warrington.gov.uk/sites/default/files/2019-08/housing_strategy_2018_to_2028_published.pdf ; company Warrington and Co regeneration	Y	N	2018-2022 support provision 1,000 affordable homes, 2018-2027 2250 affordable homes; Warrington and Co 154 properties to be built 2018-2020; Omega 1100 homes plus 617; Warrington and Co – site for 500

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
JV Omega Homes Company Warrington and Co JV with Langtree WIRE regeneration					company https://warringtonandco.com/ ; Omega JV http://www.omegaoportunity.com/community/masterstrategy/new-homes/ ; https://www.warringtonguardian.co.uk/news/18919435.proposals-hundreds-homes-omega-approved/ ; https://www.warrington.gov.uk/omega ; https://warringtonandco.com/centre-park https://www.warringtonguardian.co.uk/news/19122485.enormous-strategys-500-homes-near-new-link-road-set-approved-week/ ; company Incrementum Homes https://www.scape.co.uk/case-studies/incrementum-housing-warrington ; https://scapeframework.wates.co.uk/warrington-set-out-on-new-housing-venture/ ; https://www.warringtonguardian.co.uk/news/18572934.councils-housing-firm-secures-approval-161-homes/ ; https://www.warrington.gov.uk/news/work-underway-new-affordable-housing-schemes ; Redwood Bank https://www.room151.co.uk/treasury/warrington-invests-in-challenger-bank-joint-venture/#:~:text=The%20new%20joint%20venture%2C%20to,services%20at%20Warrington%20Borough%20Council. ; WIRE regeneration http://wireregeneration.co.uk/ ; commercialisation https://www.warrington.gov.uk/peerchallenge			homes in Centre Park; Incrementum Homes 600 affordable properties;
Warwick JV with Vistry and Platform One JV Vistry JV Deeley and Waterloo Housing Group JV Wilson Bowden	W M	N	Y	Y	Council strategy 2020-2023 https://www.warwickdc.gov.uk/downloads/file/6047/business_strategy_2020-23 ; housing strategy https://www.warwickdc.gov.uk/downloads/file/2878/housing_strategy ; HRA business strategy https://www.warwickdc.gov.uk/downloads/file/6380/housing_revenue_account_business_strategy_notice_of_exemption_to_key_decisions_process https://leamingtonobserver.co.uk/news/council-house-building-begins-again-in-warwick-3455/ ; office to resi https://www.thebusinessdesk.com/westmidlands/news/2032971-council-buys-empty-building-for-housing-in-2.5m-deal ; JV Vistry and Platform One https://www.platformhg.com/latest-news/homes-due-for-handover-at-leamington-spa-development-2418 ; https://housingforum.org.uk/new-homes-from-platform-housing-group/ ; JV Vistry 54 homes https://vistrypartnerships.co.uk/vistry-partnerships-west-midlands-to-deliver-second-site-with-warwick-district-council/ ; JV Deeley and Waterloo Housing Group http://www.deeley.co.uk/affordable-housing-scheme-underway-warwickshire/ ; JV with Wilson Bowden http://www.evolve2consult.co.uk/site/p4.html ; https://www.wilsonbowden.co.uk/partnerships ; Local Housing Company formation https://www.warwickdc.gov.uk/downloads/file/6379/local_housing_company_notice_of_exemption_to_key_decisions_process ; land acquisition for affordable homes https://www.warwickdc.gov.uk/news/article/484/council_purchases_land_for_development_of_new_homes_in_cubington ; purchase of affordable homes https://www.cwgrowthhub.co.uk/news/warwick-district-council-set-purchase-homes-affordable-housing ; community land trust https://www.warwickdc.gov.uk/info/20376/strategyning_policy/1019/self-build_and_custom_build_homes/3 ;	Y	Y	2015 HRA 15 homes; JV Vistry and Platform One 375 homes supported by Homes England; JV Vistry 54 homes; JV Deeley and Waterloo Group 18 affordable homes; 17 new affordable homes through land acquisition; purchase 81 affordable homes;
Warwickshire CC	W M	N	Y	Y	Warwickshire Property Development Company (WPDC) seeking JV partner https://www.constructionnews.co.uk/buildings/warwickshire-seeks-partner-for-2-5bn-development-strategys-31-03-2021/ ; HE partnership pilot https://www.leamingtoncourier.co.uk/news/people/warwickshire-chosen-run-pilot-housing-	Y	N	

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V	H R A	Indicative LA housing numbers from reports
Company WPDC JV WPDC and partner (TBC)					scheme-3065546 ; https://democracy.warwickshire.gov.uk/documents/s10326/Homes%20England%20Report.pdf ; investment https://democracy.warwickshire.gov.uk/mgConvert2PDF.aspx?ID=7404 ; property strategy https://democracy.warwickshire.gov.uk/documents/s5617/Appendix%20-%20Property%20Management%20Strategy.pdf ;			
Watford JV with Keir JV with Halkin et al JV Hart Homes with Watford Community Housing Trust JV with Herts CC	E	Y	Y	Y	Council Strategy 2020-2024 https://www.watford.gov.uk/downloads/file/3362/wbc_council_strategy_202024 ; Housing Strategy https://www.watford.gov.uk/downloads/file/286/housing_strategy_2015-2020 ; JV with Keir https://www.watford.gov.uk/homepage/3/major_projects_update#riverwell ; https://watfordriverwell.com/our-strategys/ ; https://www.kier.co.uk/our-projects/watford-riverwell/ ; JV Watford Station Halkin, Network Rail, London North Western Railways and Hertfordshire County Council https://www.watford.gov.uk/homepage/3/major_projects_update#riverwell ; JV with Herts CC Western Gateway https://visitwatford.com/invest/key-developments/western-gateway/ ; JV with Watford Community Housing trust https://www.watford.gov.uk/news/article/429/pioneering_hart_homes_receives_strategyning_permission_for_first_development#:~:text=Hart%20Homes%20is%20a%20joint,develop%20and%20ma https://www.local.gov.uk/case-studies/watford-borough-council-housing-supply-joint-venture ; capital strategy https://watford.moderngov.co.uk/documents/s19932/Att%203%20-%20CAPITAL%20STRATEGY%20-%20Watford.pdf ;	Y	N	JV Keir Riverwell 750 homes; JV Watford Station 3000 new homes; JV with HCC Western Gateway 1000 new homes; Hart JV 76 Homes;
Waverley	SE	Y	Y	N	Council strategy 2020-2025 https://www.waverley.gov.uk/Portals/0/Documents/services/council-information/about-waverley-borough-council/Council%20Strategy%202020_25%20final.pdf?ver=uiWOaQ4Yjh4iZX1scU8DFg%3d%3d ; housing strategy https://www.waverley.gov.uk/Portals/0/Documents/services/housing/housing-strategies-and-policies/Waverley%20Housing%20Strategy%202018-2023.pdf?ver=mVb1icWvJrjxA6kEPvtZxw%3D%3D ; HRA Business Case https://modgov.waverley.gov.uk/documents/s33952/Housing%20Revenue%20Account%20Business%20Strategy%20Revenue%20Budget%20and%20Capital%20Programme%202020%2021.pdf ; affordable housing delivery https://www.waverley.gov.uk/Services/Housing/Housing-development-affordable-homes/New-affordable-homes-in-Waverley ; investment https://modgov.waverley.gov.uk/documents/s33894/Annexe%207%20-%20Property%20Investment%20Strategy%202020-21.pdf ; LA Trading Company https://modgov.waverley.gov.uk/documents/s17936/Property%20Company.pdf ; Dunsfold Park https://www.waverley.gov.uk/Services/Strategyning-and-building/View-and-comment-on-strategyning-applications/Large-developments-in-Waverley/Dunsfold-Park-Garden-Village ; commercialisation	N	Y	HRA build 20 homes pa to council standard; Dunsfold Park Garden Village 2600 homes; 258 plus 275 plus 127 supported affordable homes being delivered

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://modgov.waverley.gov.uk/documents/s31561/Commercial%20StrategyFinalDraft.pdf ; community land trust http://haslemereclt.org.uk/about/our-background/ ;			
Wealden Company Sussex Weald Homes Ltd	SE	Y	Y	Y	Council strategy 2019-2023 https://wealdengovuk.azurewebsites.net/UploadedFiles/Council_Strategy_2019-23-1.pdf Sussex Weald homes Ltd https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far. https://www.wealden.gov.uk/housing-health-and-advice/housing/building-new-council-homes/ ; Affordable housing https://www.wealden.gov.uk/housing-health-and-advice/housing/new-build-affordable-homes-under-construction/ ; housing delivery https://consult.wealden.gov.uk/portal/strategyning/wealden-local-strategy/direction-of-travel/direction-of-travel?pointId=s16021495881671 ; regeneration https://www.wealden.gov.uk/information-for-businesses/market-towns-regeneration/ ; https://uckfieldnews.com/tag/regeneration/ ; HRA https://crowboroughlife.com/wealden-council-housing-strategy-2018/ ; commercial strategy https://uckfieldnews.com/kelvin-williams-new-role-to-boost-commercial-strategy-at-wealden-district-council/ ; community land trust https://www.sussexcommunityhousinghub.org/strategyning-approved-for-herstmonceux-community-land-trust-november-2019/ ; investment https://www.gravesjenkins.com/news/wealden-district-council-acquires-multi-million-pound-shopping-centre/ ; commercialisation https://www.wealden.gov.uk/wealdens-policies-and-plans/ ;	N	Y	235 new Council homes that have been provided since 2011, 229 are rented and remaining 6 shared ownership; 11 more being built or acquitted and more schemes being developed; regeneration in Uckfield 280 apartments for younger people; HRA Phase One of its New Build Programme, Wealden built 76 new council homes by 2018. Phase Two, currently underway, will see a further 87 new council homes built by 2023;
Welwyn and Hatfield Company Now housing ltd JV with Lovells	E	Y	Y	Y	Council strategy 2019-2020 https://www.welhat.gov.uk/media/17250/Annual-Report-2019-2020/pdf/Annual_Report_2019_-_2020.pdf?m=637366254055270000 ; housing strategy https://www.welhat.gov.uk/media/11501/Housing-Homelessness-and-Rough-Sleeping-Strategy/pdf/Housing_Homelessness_Rough_Sleeping_Strategy_2019-2024.pdf?m=63712109487490000#:~:text=Our%20overarching%20aim%20is%20to,local%20people%20in%20our%20community.&text=Welwyn%20Hatfield%20is%20a%20fairly,miles%20away%20from%20central%20London. HRA https://democracy.welhat.gov.uk/documents/s13269/HRA%20BP%20v21.pdf ; Now Housing Ltd https://www.nowhousing.co.uk/about ; http://democracy.welhat.gov.uk/documents/s12444/7a1%20-%20NOW%20HOUSING%20LIMITED%20BUSINESS%20STRATEGY%20final.pdf ; regeneration https://www.whitetimes.co.uk/news/climate-change-funding-boost-in-draft-council-budget-5648740 ; JV Lovells regeneration https://www.hertfordshiremercury.co.uk/news/huge-new-scheme-nearly-150-3235793 ;	Y	Y	About 1500 homes being developed by council ; Now Housing 74 homes ; JV with Lovells 150 homes
West Berks JV with Sovereign HA;	SE	Y	Y	Y	Housing Strategy https://info.westberks.gov.uk/index.aspx?articleid=38121 ; consideration of delivery http://decisionmaking.westberks.gov.uk/documents/s81974/8a.%20Capital%20Strategy%202020%2021%20-2022%2023%20EXC%2013.2.20.pdf ; https://www.publicsectorexecutive.com/Public-Sector-News/west-berkshire-council-housebuilding ; JV with Sovereign Housing Association	Y	N	Supported delivery 336 affordable homes between April 2010 and March 2015 with an average of 127 each year since; considered reopening HRA but decided costs too high;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.sovereign.org.uk/press-release/west-berkshire-council-and-sovereign-lay-foundations-for-new-partnership#:~:text=West%20Berkshire%20Council%20and%20Sovereign%20lay%20foundations%20for%20new%20partnership&text=The%20Joint%20Venture%20is%20an,in%20West%20Berkshire%20Oby%202020 ; http://decisionmaking.westberks.gov.uk/documents/s66546/8b.%20Appendix%20C%20-%20Heads%20of%20Terms.pdf ; commercial investment https://www.newburytoday.co.uk/news/councils-investment-in-commercial-property-instead-of-social-housing-stock-questioned-9190257/ ; commercialisation http://decisionmaking.westberks.gov.uk/mgAi.aspx?ID=62039			
West Devon	S W	N	Y	N	Housing strategy http://www.westdevon.gov.uk/housing-strategy-2021 ; redevelopment of accommodation for homeless https://www.tavistock-today.co.uk/article.cfm?id=439750&headline=1.2-million%20strategy%20to%20re-build%20homeless%20accommodation%20in%20Tavistock&sectionIs=news&searchyear=2020 ; property investment strategy https://www.westdevon.gov.uk/media/5862/Capital-Strategy-Report-2021-22/pdf/West_Devon_Capital_Strategy_2021-22.pdf?m=637528769122200000	N	N	
West Lancs Company Tawd Valley Development	N W	N	Y	Y	Council strategy 2020 https://www.westlancs.gov.uk/about-the-council/spending-strategies-performance/strategies-and-strategys/council-strategy.aspx ; HRA https://www.westlancs.gov.uk/news/new-council-homes-to-be-built-in-skelmersdale-after-successful-funding-bid.aspx ; https://www.westlancs.gov.uk/housing/i-am-a-council-tenant/repairs-and-improvements/improvements-and-investment.aspx ; Tawd Valley developments https://www.lancashiretelegraph.co.uk/news/19180967.work-build-raft-new-council-homes-begins-boroughs-ambitious-housing-project-breaks-ground/ ; https://www.westlancs.gov.uk/news/tawd-valley-developments-forges-ahead-with-housing-projects.aspx#:~:text=Tawd%20Valley%20Developments%20is%20a,reinvested%20in%20the%20local%20community ; investment strategy https://democracy.westlancs.gov.uk/documents/s23550/CPIS%20Change%20in%20Direction%20v3.pdf ;	N	Y	HRA Tawd Valley 30 new homes in Skelmersdale with HE support; building carbon neutral homes; Tawd Valley Developments 4 sites in Skelmersdale including one site for 50 homes;
West Lindsey JV with Dransfield JV with Ongo HA	E	N	Y	y	Housing strategy https://www.west-lindsey.gov.uk/my-services/housing-and-home-choices/housing-strategies-and-policies/west-lindsey-housing-strategy/ ;housing action strategy https://www.west-lindsey.gov.uk/resources/assets/attachment/full/0/51087.pdf ; JV with Dransfield https://www.blmforum.net/mag/council-launches-jv-company-with-property-developer/ ; https://www.dransfield.co.uk/news/joint-venture-company-will-be-catalyst-for-further-investment ; https://www.dransfield.co.uk/property/gainsborough-apartments ; JV Ongo https://gelder.co.uk/tag/west-lindsey-district-council/ ; Housing Zone https://www.west-lindsey.gov.uk/my-business/growth-and-regeneration/housing-zone/ ; Riverside Walk regeneration LDO https://www.west-lindsey.gov.uk/my-business/growth-and-regeneration/housing-zone/riverside-gateway-local-development-order-ldo/ ; https://www.west-lindsey.gov.uk/my-council/council-news-archive/2020-news-archive/20-million-investment-into-riverside-housing-scheme-gainsborough-gets-go-ahead/ ; property investment	y	N	JV Ongo 24 retirement homes; JV Dransfield 4 apartments ; regeneration strategy 7000 homes by 2036; Greater Gainsborough Housing Zone to deliver 700 homes across 13 brownfield sites; LDO 245 dwellings contributing to Housing Zone; support provided by Homes England and LEP; acquiring property for development ;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					https://www.gainsboroughstandard.co.uk/news/politics/council/west-lindsey-council-adds-car-dealership-site-to-ps20m-property-investment-portfolio-2025083 ; https://www.gainsboroughstandard.co.uk/news/west-lindsey-district-council-spends-aps55m-on-new-property-investments-2046509 ; https://www.apse.org.uk/apse/index.cfm/news/2017/making-the-case-for-local-government-property-investment/ ; https://www.commercialnewsmedia.com/archives/79998 ; commercialisation https://www.west-lindsey.gov.uk/my-council/how-the-council-works/key-plans-policies-and-strategies/commercial-plan-2015-2020/			
Westminster Company Westminster Builds JV Pinnacle	L	Y	Y	Y	Council strategy 2020-2021 https://indd.adobe.com/view/5ff084a2-d753-4df7-9110-62ed08e9b6de ; Housing strategy https://www.westminster.gov.uk/housing-policy-and-strategy/housing-strategy ; HRA business Strategy https://committees.westminster.gov.uk/documents/s36305/Report%20-%20Housing%20Revenut%20Account%20Business%20Strategy.pdf ; affordable housing https://www.campbelltickell.com/ctbrief/issue49/regeneration/ ; https://www.buyassociation.co.uk/2019/04/03/westminster-city-council-takes-back-control-of-housing-stock-with-launch-of-new-service/ ; JV with Pinnacle https://www.dudleyhouse.london/DudleyHouse https://www.youtube.com/watch?v=V0k7bZoBdZo https://www.westminster.gov.uk/news/westminster-city-council-builds-200-new-affordable-homes Westminster Builds company https://www.insidehousing.co.uk/news/news/westminster-councils-housing-director-to-head-new-development-company-68102 ; https://nla.london/videos/city-of-westminster-sets-up-new-housing-company ; https://www.insidehousing.co.uk/news/news/westminster-councils-housing-director-to-head-new-development-company-68102 ; property investment https://committees.westminster.gov.uk/documents/s35964/Budget%20Task%20Group%20Agenda%20-%2020th%20January%202020.pdf	Y	Y	2017-2021 supported delivery 725 affordable homes increasing to target 1850 by 2023 and likely delivery 2144 2023/4; enable 20,000 new homes by 2040 of which 35% affordable; HRA 509 properties added 2019/2020; plus 454 affordable being funded through General Fund – new build and acquisitions; 154 of HRA infill schemes; JV with Pinnacle 197 affordable homes; disposing of property; Westminster Builds 2000 homes;
West Northampton shire ¹⁶	E M				Council strategy https://www.northampton.gov.uk/downloads/file/11771/corporate-plan-2019---2021 ; Opening an RP https://www.insidehousing.co.uk/news/news/four-more-councils-become-registered-providers-70536			
West Oxfordshire JV Cottsway	SE	Y	Y		Council strategy https://meetings.westoxon.gov.uk/Data/Finance%20and%20Management%20Overview%20and%20Scrutiny%20Committee/201910021400/Agenda/zoZNL8cq640BY2gCRUIdD3hJFou0iG.pdf ; affordable https://news.westoxon.gov.uk/news/have-your-say-on-building-new-affordable-homes ; JV Cottsway https://news.westoxon.gov.uk/news/new-partnership-builds-on-our-house-achievements ; investment strategy https://meetings.westoxon.gov.uk/Data/Finance%20and%20Management%20Overview%20and%20Scrutiny%20Committee/201901301400/Agenda/BQWCakUcRCIEJQSpQJFSLB7VpR6KJF.pdf ; community land trust https://news.westoxon.gov.uk/news/council-backs-community-led-housing-schemes		N	2017-2020 council supported 506 affordable rented homes along with a further 296 owned by residents, making a total of 802

¹⁶ New UA 1st April 2021

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
West Somerset and Taunton JV Midas group	S W	N	N	Y	Council strategy 2020-2021 https://www.somersetwestandtaunton.gov.uk/media/2342/annual-strategy-2020-21.pdf ; housing profile https://www.somersetwestandtaunton.gov.uk/media/1437/taunton-deane-housing-market-profile.pdf ; https://www.somersetwestandtaunton.gov.uk/media/1436/west-somerset-housing-market-profile.pdf ; affordable housing https://www.somersetcountygazette.co.uk/news/18190990.somerset-west-taunton-councils-pledge-build-1-000-new-social-houses/ ; HRA Business Pan https://democracy.somersetwestandtaunton.gov.uk/documents/s7752/HRA%20Business%20Strategy%20Review%20Report.pdf ; https://www.somersetwestandtaunton.gov.uk/news/consultation-underway-for-new-development-in-minehead/ 'property investment https://democracy.somersetwestandtaunton.gov.uk/documents/s7672/Draft%20Capital%20Investment%20and%20Treasury%20Strategies%202019-20%20to%202024-25.pdf ; https://street.nub.news/n/somerset-councils-invest-more-than-200-million-in-commercial-property-to-fund-front-line-services ; regeneration https://www.somersetlive.co.uk/news/somerset-news/somerset-council-seeking-speed-up-4650602 ; https://www.somersetlive.co.uk/news/somerset-news/regeneration-firepool-site-taunton-begin-5267887 ; property investment strategy https://democracy.somersetwestandtaunton.gov.uk/documents/s7672/Draft%20Capital%20Investment%20and%20Treasury%20Strategies%202019-20%20to%202024-25.pdf ; community land trust https://www.somersetwestandtaunton.gov.uk/housing/council-and-social-housing/community-led-housing/ ; JV Midas group https://www.midasgroup.co.uk/news/?tag=taunton ; Firepool regeneration scheme https://www.bbc.co.uk/news/uk-england-somerset-54261406 ; https://www.somersetlive.co.uk/news/somerset-news/new-firepool-multi-purpose-venue-5306475	Y	Y	Using MMC; 2019-2020 built 6 new social homes; building 47 homes as part of N Taunton regeneration project ; in 2019-20 Council pledged to build 1,000 homes over 30 years; bought 46 homes 2019-20 for social rent ;Taunton Deane (2011- 2016) supported 794 affordable and 71 new council homes; West Somerset 241 affordable homes delivered across both WS and ENP areas, of which 186 are for rentals and 55 for low cost home ownership (HRA acquired and delivered 20 homes pa since 2012; regeneration site, such as Firepool and Coal Orchard through JV with Midas group in Taunton or the Seaward Way site in Minehead which will have 54 carbon zero council homes; Firepool 506 homes on council land;
West Suffolk Company Barley Homes JV Verse FM with Vertas	E	Y	Y	Y	Council strategy 2020-2024 https://www.westsuffolk.gov.uk/Council/Policies_Strategies_and_Strategys/upload/StrategicFramework2020-24Accessible1.pdf ; growth and commercialisation strategy https://www.westsuffolk.gov.uk/Council/Policies_Strategies_and_Strategys/More_strategys_and_policies/upload/Growth-Investment-Strategy.pdf ; housing strategy https://www.westsuffolk.gov.uk/Council/Policies_Strategies_and_Strategys/upload/West-Suffolk-Housing-Strategy-with-appendices-West-Suffolk-Council-version.pdf ; Housing delivery strategy https://www.westsuffolk.gov.uk/strategyning/Strategyning_Policies/upload/Draft-Housing-Action-Strategy-July-2020-web.pdf ; asset management strategy https://www.westsuffolk.gov.uk/Council/Policies_Strategies_and_Strategys/More_strategys_and_policies/upload/WestSuffolkCouncilAssetManagementStrategy.pdf ; Verse JV https://www.vertas.co.uk/company/verse/ ; Barley Homes https://barleyhomesgroup.co.uk/about/ ; https://www.westsuffolk.gov.uk/news/pr201216ws02.cfm ; https://www.westsuffolk.gov.uk/news/pr191107-01.cfm ; community land trust https://www.westsuffolk.gov.uk/Council/Policies_Strategies_and_Strategys/upload/West-Suffolk-Housing-Strategy-with-appendices-West-Suffolk-Council-version.pdf	Y	N	Barley Homes additional 63 homes in 2021;

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
West Sussex JV with Morgan Sindall through Lovells JV Muse	SE	Y	Y	Y	JV for property development with Morgan Sindall through Lovells https://www.egi.co.uk/news/sussex-council-seeks-1bn-jv-partner-for-development-drive/ ; https://www.westsussex.gov.uk/news/new-property-development-initiative-created-for-west-sussex/ ; JV Muse https://www.savills.co.uk/insight-and-opinion/savills-news/311953-0/savills-public-sector-team-advise-west-sussex-county-council-on-development-partner ; housing site disposal https://www.redrow.co.uk/newsroom/southern-counties/2020/2/redrow-acquires-site-in-barnham-from-west-sussex-county-council ; Propco http://www2.westsussex.gov.uk/ds/edd/fin/fin02_16-17.pdf ;	Y	N	JV Muse 300 new homes; housing site disposal to Redrow for 95 homes;
Wigan ALMO Wigan and Leigh Homes JV Keepmoat	N W	Y	Y	Y	Council strategy to 2030 https://www.wigan.gov.uk/Docs/PDF/Council/The-Deal/Deal-2030.pdf ; housing strategy https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Strategys-and-Policies/Housing/Wigan-Housing-Strategy-Nov-2020.pdf ; https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Strategys-and-Policies/Housing/HousingStrategyPart1.pdf ; HRA new build https://www.wigan.gov.uk/Resident/Housing/Council-homes/Find-a-home/New-build/index.aspx ; RP Partnership Jigsaw Homes https://www.wigan.gov.uk/News/Articles/2021/February/Derelict-brownfield-site-brought-back-to-life-with-affordable-homes-development.aspx ; JV Keepmoat https://www.wigan.gov.uk/Council/Consultations/Current/Worsley-Mesnes.aspx ; regeneration wigan city centre https://www.wigan.gov.uk/Docs/PDF/Business/Property-and-Land/Developer-hub/Wigan-Town-Centre-Prospectus.pdf	Y	Y	Seeking to deliver 9085 homes by 2020-2039 including r 1,200 new homes north of Mosley Common, 600 new homes at Pocket Nook, 700 new homes west of Gibfield; HRA 2010-2020 built 500 homes; 114 HRA homes 2020; 177 HRA in 2021; 728 being delivered in partnership with RPs; Jigsaw Homes partnership 72 homes on council site; JV Keepmoat regeneration ; town centre regeneration 1872 homes ;
Wiltshire Company: Stone Circle Housing Company Stone Circle Development Company JV being established	W	N	Y	Y	Council strategy 2017-2027 https://www.wiltshire.gov.uk/media/2684/Business-strategy-2017-27/pdf/Business_Strategy_2017-2027_with_2020_addendum_on_Climate_Change.pdf?m=637310086332970000 ; HRA https://cms.wiltshire.gov.uk/documents/s182490/Housing%20revenue%20account%20business%20strategy%20and%20revised%20capital%20programme.pdf ; https://www.salisburyjournal.co.uk/news/17950326.wiltshire-council-pledges-build-1-000-new-council-houses/ ; https://www.salisburyjournal.co.uk/news/18856293.wiltshire-council-agrees-invest-zero-carbon-housing/#:~:text=This%20investment%20will%20save%2020%2C000,has%20already%20delivered%20170%20houses. ; affordable housing with partners https://www.wiltshire.gov.uk/housing-new-housing-developments ; https://www.gazetteandherald.co.uk/news/19169545.wiltshire-council-agrees-new-housing-partnership-deals/ ; JV partners sought for regeneration and council owned sites development https://cms.wiltshire.gov.uk/documents/s186740/Procurement%20of%20Joint%20Venture%20partner.pdf ; Stone Circe Housing Company https://www.wiltshire.gov.uk/article/3018/First-tenant-housed-by-Wiltshire-Council-s-new-commercial-housing-development-company ; https://www.swindonadvertiser.co.uk/news/17361066.wiltshire-council-sets-commercial-housing-development-company/ ; Stone Circle Development Company ; commercialisation strategy https://cms.wiltshire.gov.uk/(S(wm5gga55b130f045qoanija5))/documents/s140042/Commercial%20	Y	Y	HRA 20 homes being built; HRA pledge 1000 new homes 2019-2029 zero carbon and 228 built 2019-2021; 2018-2019 752 new affordable homes built; JV identified 8 sites to start with; Stone Circle Housing Co 22 properties and proposed to purchase 50 properties pa; Stone Circle Development Co 158 properties end 2020

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
					Policy%202017-27%20draft.pdf ; regeneration of towns https://www.wiltshire.gov.uk/media/2771/Transforming-Trowbridge-Scoping-and-Vision-Study/pdf/Transforming_Trowbridge_-_Masterstrategy_Development_Stage_One_-_Scoping_and_Vision_Study.pdf?m=637147616345170000 ; commercialisation https://www.wiltshire.gov.uk/article/2828/Focussing-on-the-Future-with-Wiltshire-Council-gets-under-way ; community land trust http://wiltshirecommunitylandtrust.org.uk/ ;			
Winchester Company: Winchester Housing Company JV with Thornfield properties;	SE	N	Y	Y	Council strategy 2020-2025 https://www.winchester.gov.uk/about/strategies/council-strategy ; housing strategy https://www.winchester.gov.uk/housing/housing-strategy-2013-14-2018-19#:~:text=The%20five%20priorities%20of%20the,housing%20which%20meet%20their%20needs. ; HRA https://democracy.winchester.gov.uk/documents/s9495/CAB3216%20HRA%20Budget%20Options%202020-21.pdf ; JV Thornfield properties https://www.winchester.gov.uk/news/2006/apr/silver-hill-development/ ; https://www.dailyecho.co.uk/news/19140650.silver-hill-strategys-move-forward-public-consultation/ ; company https://democracy.winchester.gov.uk/documents/s7958/CAB3160%20-%20Housing%20Company.pdf ; https://www.hampshirechronicle.co.uk/news/17934532.council-progresses-housing-company-help-build-affordable-homes/ ; https://www.winchester.gov.uk/news/2019/mar/council-to-invest-10m-in-new-homes-through-new-housing-company ; new homes programme https://www.winchester.gov.uk/housing/new-affordable-housing/completed ;Community land trust https://ruralhousingalliance.net/case-studies/community-land-trusts/houghton-gardens-mill-lane-wickham-hampshire/ ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; investment properties https://www.winchester.gov.uk/assets/attach/25874/Unaudited-Annual-Financial-Report-201920.pdf	Y	Y	HRA 219 new homes in development; JV Thornfield 285 homes including 100 affordable; new homes programme 150 homes completed since 2012; Winchester Housing Company 1000 affordable homes 2019-2029 with 600 in development and sites to be found for further 400 . Some 223 have been completed and 119 are under construction due for completion by mid-2021. Another 85 will be going through the planning process, , with expected building due to start in 2021/22. Twenty-two are at the design stage and 160 are in negotiation
Windsor and Maidenhead Company RBWM Property Co JV Countryside JV CALA Homes	SE	Y	Y	Y	Housing strategy https://www.rbwm.gov.uk/news/housing-strategy-consultation-launches ; RBWM Property Ltd https://www.rbwm.gov.uk/home/business-and-economy/property-company-limited ; https://rbwm.moderngov.co.uk/documents/s33620/meetings_201126_RBWM%20Property%20Company%20Annual%20Report.pdf ; https://www.maidenhead-advertiser.co.uk/gallery/windsor/149639/rbwm-property-company-to-boost-portfolio-from-13-to-126.html ; JV Countryside https://rbwm.moderngov.co.uk/mgAi.aspx?ID=7414 ; JV partner being sought https://www.windsorexpress.co.uk/news/windsor/167131/confusion-as-windsor-coach-park-strategys-revealed-at-maidenhead-meeting.html ; regeneration Maidenhead https://www.windsorexpress.co.uk/news/windsor/167131/confusion-as-windsor-coach-park-strategys-revealed-at-maidenhead-meeting.html ; https://www.rbwm.gov.uk/home/business-and-economy/regeneration/chapel-arches ; JV CALA Homes https://www.rbwm.gov.uk/home/business-and-economy/regeneration/maidenhead-golf-club ; investment https://www.rbwm.gov.uk/sites/default/files/2020-08/finance_draft_statement_of_accounts_2019_2020.pdf ; community land trust https://www.wamclt.org/	Y	N	RBWM Property Ltd Gold - 4,070 - Development pipeline, 229 - Homes under construction, 94 - planning submitted ; JV Countryside 1200 homes; regeneration Maidenhead 424 homes plus 166 homes; JV CALA homes Golf course 2000 homes of which 30% affordable;

LA Including company names and JV partners	R	2017	2019	2020	weblinks	J V R A		Indicative LA housing numbers from reports
Wirral JV with Muse Developments Wirral Growth Company JV partner sought for New Ferry	N W	Y	Y	Y	Council strategy 2020-2025 https://democracy.wirral.gov.uk/documents/s50062011/Appendix%201%20Wirral%20Council%20Strategy%202025.pdf ; Housing Strategy https://democracy.wirral.gov.uk/documents/s50035479/WBC%20Housing%20Strategy%20v1.pdf ; capitalisation direction https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/967169/Wirral_Capitalisation_Direction_Mar_2021.pdf ; Wirral Growth Company JV with Muse Developments https://www.wirral.gov.uk/business/regenerating-wirral/wirral-growth-company#:~:text=Wirral%20Growth%20Company%20is%20a,benefits%20communities%20across%20the%20borough. ; https://wirralgrowthcompany.co.uk/ ; https://wirralgrowthcompany.co.uk/birkenhead/ ; https://wirralgrowthcompany.co.uk/moreton/ ; https://wirralgrowthcompany.co.uk/foxfields/ ; Growth Strategy https://www.wirral.gov.uk/sites/default/files/all/About%20the%20council/Wirral%20Strategy/Wirral%20Growth%20Strategy.pdf ; New Ferry Regeneration https://www.wirral.gov.uk/business/regeneration/new-ferry-regeneration ; https://www.liverpoolecho.co.uk/news/liverpool-news/merseyside-town-gets-32m-new-19743994 ; JV partner sought for New Ferry; commercialisation https://democracy.wirral.gov.uk/documents/s50065357/Commercialisation%20Update%20Report.pdf ; community land trust https://democracy.wirral.gov.uk/documents/s50070743/Community%20Land%20Trust%20Ltd%20-%20Transfer%20of%2078-80%20New%20Chester%20Road%20New%20ferry.pdf ;	Y	N	Wirral Growth Company Birkenhead 651 new homes; Moreton 124 homes; Foxfields 69 homes; Growth Strategy 3500 new homes by 2020; New ferry Regeneration 79 homes;
Woking Thameswey Group Ltd; New Vision Homes (NVH) ;	SE	Y	Y	Y	Council strategy 2020-2022 https://www.woking.gov.uk/sites/default/files/documents/Council/Council%20Strategy%202021%20to%202022.pdf ; HRA https://www.woking.gov.uk/sites/default/files/documents/Council/Council%20Strategy%202021%20to%202022.pdf ; https://moderngov.woking.gov.uk/mgConvert2PDF.aspx?ID=16112 ; Sheerwater regeneration Scheme https://www.woking.gov.uk/major-developments/sheerwater-regeneration-project-0#:~:text=About%20the%20project,Strategy%20documents ; https://woking.gov.uk/news/council-seeks-powers-progress-sheerwater-regeneration-project ; HIF to open land https://www.woking.gov.uk/news/government-invests-%C2%A395-million-woking-unlock-thousands-new-homes ; affordable https://www.getsurrey.co.uk/news/surrey-news/woking-beats-affordable-housing-targets-12596026 ; Thameswey Group https://www.thamesweygroup.co.uk/thameswey-group-companies/ including Thameswey Housing https://www.thamesweygroup.co.uk/our-history/ ; https://www.thamesweygroup.co.uk/category/housing/ ; New vision Homes (NVH Woking) https://www.nvhwoking.co.uk/about-us/ ; investment programme https://www.woking.gov.uk/data-and-transparency/finance/investment-programme ;	Y	Y	HIF to open land for 4500 homes; council beat affordable target 2016/17 by building 183 affordable homes; Thameswey Housing 147 new homes in 2020; Sheerwater Regeneration 1200 energy efficient new homes;
Wokingham Company	SE	Y	Y	Y	Council Strategy 2020-2024 https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=511617 ; housing strategy https://www.wokingham.gov.uk/resources/assets/attachment/full/0/539474.pdf ; HRA	Y	Y	one of the highest numbers of affordable homes in England, supporting 1182 affordable homes during 2015/16 – 2018/19 and generating a future pipeline of

LA Including company names and JV partners	R	2 0 1 7	2 0 1 9	2 0 2 1	weblinks	J V	H R A	Indicative LA housing numbers from reports
Wokingham Housing delivering through Loddon Homes and Wokingham Housing Ltd and Berry Brook Homes JV WHL and Burwood Homes					https://www.wokingham.gov.uk/resources/assets/attachment/full/0/531025.pdf ; JV Wokingham housing Ltd (WHL) and Burwood Homes https://wokinghamhousing.co.uk/news/strategyning-permission-secured-joint-venture-development-earley/ ; https://wokinghamhousing.co.uk/ ; companies https://www.wokingham.gov.uk/council-and-meetings/open-data/our-companies/ ; RP with profit Loddon Homes https://www.getreading.co.uk/news/reading-berkshire-news/wokingham-council-launches-profit-housing-11534258 ; https://loddonhomes.co.uk/ ; https://news.wokingham.gov.uk/news/loddon-homes-secures-15-million-in-government-funding-to-build-shared-ownership-homes/ ; companies report https://wokingham.moderngov.co.uk/documents/s40864/Shareholders%20Report.pdf ; regeneration Arborfield garrison https://www.wokingham.gov.uk/major-developments/arborfield-garrison/ ; Gorseride https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=532016 ; Shinfield Parish https://www.wokingham.gov.uk/major-developments/shinfield-parish/ ; North Wokingham https://www.wokingham.gov.uk/major-developments/north-wokingham/ ; South Wokingham https://www.wokingham.gov.uk/major-developments/south-wokingham/ ; investment https://news.wokingham.gov.uk/news/another-quality-investment-for-local-residents/ ; commercialisation https://ignite.org.uk/casestudy/wokingham-borough-council-commercialisation-and-delivery-models/			over 2000 additional affordable homes; The Council to lead on the delivery of 1000 additional homes 2020-24 to include at least 50% affordable homes additional 800 affordable homes to be delivered through partnership with RPs; JV WHL and Burwood Homes 6 homes; Council owns 7 companies, Optalis - a group of 3 companies providing social care solutions; Wokingham Enterprises Ltd - managing the holdings for the redevelopment of Wokingham town centre and Wokingham Housing - providing social housing through Loddon Homes Ltd and Wokingham Housing Limited; 2020 approx. 392 homes being developed Arborfield garrison 2000 homes; Gorseride 249 homes ; Shinfield parish 3000 homes; North Wokingham 2100 homes; South Wokingham 4340 homes;
Wolverhampton Company WV Living	W M	Y	Y	Y	Council strategy 2020-2024 https://www.wolverhampton.gov.uk/sites/default/files/2020-04/Our%20Council%20Strategy%202019-2024.pdf ; housing strategy https://consultation.wolverhampton.gov.uk/housing/city-of-wolverhamptons-housing-strategy-2019-2024/ ; HRA business strategy https://wolverhampton.moderngov.co.uk/documents/s163983/Housing%20Revenue%20Account%20Business%20Strategy%202021-2022%20Including%20Rents%20and%20Service%20Charges.pdf ; https://www.expressandstar.com/news/local-hubs/wolverhampton/2020/06/18/almost-60-homes-to-be-built-as-part-of-8-million-project-in-wolverhampton/ ; affordable housing - https://www.expressandstar.com/news/local-hubs/wolverhampton/2020/06/04/affordable-home-strategy-given-backing-by-wolverhampton-chiefs/ ; company WV living http://www.wvliving.co.uk/ ; http://www.wvliving.co.uk/news/0024-two-new-sites.html ; https://www.expressandstar.com/news/environment/2020/02/18/homes-closer-at-former-environment-centre/ ; regeneration Canalside https://www.expressandstar.com/news/property/2020/11/24/major-65-million-strategys-to-regenerate-canalside-quarter-in-wolverhampton-revealed/ ; https://wolverhampton.moderngov.co.uk/documents/s96665/WCC%201775%20Strategic%20Economic%20Strategy.pdf	Y	Y	HRA 640 2020-2025; HRA 16 garage sites and small plots of land being developed for 60 homes as part of 100 in total; HRA council purchasing for affordable stock; WV 462 homes including some to passivhaus standards; regeneration canal side 350 BTR homes; housing central feature of growth strategy
Worcester Development partnership	W M	Y	Y	Y	Council strategy 2016-2021 https://www.worcester.gov.uk/component/fileman/file/PDF%20Documents/About%20your%20council/City_Strategy/Worcester%20City%20Strategy%202016-2021%20FINAL%20%20compressed.pdf?routed=1&container=fileman-files ; Housing Partnership Strategy https://www.worcester.gov.uk/component/fileman/file/PDF%20Documents/Housing/housing-	Y	N	City centre proposals for 450 new homes as part of regeneration supported by Future High Streets Fund; development partnership with RP 40 homes; 3243 homes in city centre regeneration ;

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
with Sanctuary HA					policy/Worcestershire%20Strategic%20Housing%20Partnership%20Document.pdf?routed=1&container=fileman-files ; regenerate city centre https://www.worcester.gov.uk/news/worcester-set-to-bid-for-28m-to-transform-city ; https://www.worcesternews.co.uk/news/19165279.council-moves-buy-several-worcester-city-centre-buildings-part-major-regeneration-work/ ; partnership for housing with RP https://www.fishergerman.co.uk/news-and-events/1206-worcester-city-council-seeks-residential-development-partner ; https://www.worcester.gov.uk/news/sanctuary-chosen-as-development-partner-for-sansome-walk-site ; preferred RP development partners https://www.worcester.gov.uk/housing/enabling-new-affordable-housing/housing-association-preferred-development-partners ; regeneration Northern Quarter https://www.worcesternews.co.uk/news/18602805.council-reveals-29-million-strategys-create-northern-quarter-worcester-city-centre/ ; https://www.worcester.gov.uk/strategy/city-centre-masterstrategy ; investment strategy http://committee.worcester.gov.uk/documents/s43862/Worcester%20City%20Investment%20Strategy%20v2.pdf ; capital strategy http://committee.worcester.gov.uk/documents/s47017/Worcester%20City%20Council%20Capital%20Strategy%202020_21.pdf ;			
Worcestershire	W M	Y	N	N	One Public Estate https://www.worcestershire.gov.uk/news/article/1729/government_funding_for_worcestershire_regeneration ; Redditch https://www.redditchadvertiser.co.uk/news/18627146.1m-boost-redditch-railway-station-reinvention/#:~:text=The%20Redditch%20Rail%20Quarter%20and,connectivity%20into%20the%20town%20centre . Asset strategy https://worcestershires.moderngov.co.uk/mgConvert2PDF.aspx?ID=9413	N	N	One Public Estate Redditch 50 new homes
Worthing ¹⁷ JV with LCR JV with VIVID HA	SE	Y	Y	Y	Council strategy https://www.adur-worthing.gov.uk/media/Media_156442_smx.pdf I housing strategy https://democracy.adur-worthing.gov.uk/documents/s2021/Item%205%20-%20Combined.pdf : capital strategy https://www.adur-worthing.gov.uk/about-the-councils/council-strategies-and-policies/capital-strategy/ ; https://www.adur-worthing.gov.uk/news/archive/pr20-135.html ; regeneration with JCR https://www.adur-worthing.gov.uk/news/archive/pr20-135.html ; JV with VIVID https://www.adur-worthing.gov.uk/news/archive/pr20-129.html ; capital programme https://democracy.adur-worthing.gov.uk/documents/s3161/Item%2011%20-%20Combined.pdf ; Downview https://www.worthingherald.co.uk/news/former-worthing-pub-become-affordable-council-accommodation-229435 ; https://www.adur-worthing.gov.uk/news/archive/pr20-042.html ; investment strategy https://democracy.adur-worthing.gov.uk/documents/s2025/Item%208%20-%20Combined.pdf ;	Y	N	Affordable housing development 167 homes; 6 new homes at creative hub regeneration; 169 homes in town centre regeneration JV with LCR; JV with VIVID for 230 new homes of which 130 affordable to deliver faltering scheme; capital investment in housing refurbishment of Downview Public House 17 of which 13 affordable homes to replace temporary accommodation; development to commence on new homes at Rowlands Road for 19 homes
Wychavon	W M	Y	Y	N	Council strategy 2020-2024 https://www.wychavon.gov.uk/component/fileman/file/Documents/About%20your%20council/2021%20strategy%20poster.pdf?routed=1&container=fileman-files ; https://droitwichstandard.co.uk/news/strategys-for-wychavon-to-launch-housing-company-to-build-	N	N	Supported delivery 1,000 affordable homes of a decent quality across the district including at least 15% in rural areas by 31 March 2024. • Extended Investment in the construction and completion of at least 15 new houses

¹⁷ Works jointly with Adur

LA Including company names and JV partners	R	2017	2019	2021	weblinks	J V	H R A	Indicative LA housing numbers from reports
					new-council-homes-are-gathering-pace/ ; investment strategy https://www.wychavon.gov.uk/?option=com_fileman&view=file&routed=1&name=capital%20strategy.pdf&folder=Documents%2FFinance&container=fileman-files ; commercialisation https://www.wychavon.gov.uk/component/fileman/file/Documents/Finance/The%20Commercial%20Imperative%20Report%20-%20Civiva%20and%20CIPFA.PDF.pdf?routed=1&container=fileman-files			for private rent by 31 March 2023. • Create new facilities to provide housing and support to single homeless people 31 March 2024.
Wyre	N W	Y	N	N	Regeneration https://www.wyre.gov.uk/news/article/1940/project-neptune-launched-to-kick-start-wyres-economy ; asset management strategy https://www.wyre.gov.uk/download/meetings/id/3314/item-4-asset-management-strategy-and-action-strategy ; commercialisation https://wyre.moderngov.co.uk/documents/s8941/TMSS%202020.21%20Appendix%205%20-%20App%201.pdf	N	N	Disposing of land
Wyre Forest JV with PSP JV with Cordwell	W M	Y	Y	Y	Council strategy 2021-2023 https://www.wyreforestdc.gov.uk/the-council/our-priorities/council-strategy.aspx ; Community land trust https://www.kidderminstershuttle.co.uk/news/17626554.community-land-trust-bring-alternative-housing-wyre-forest/ ; temp housing on car park https://www.wyreforestdc.gov.uk/news/2020-news/may-2020/partnership-working-to-develop-short-term-residential-accommodation.aspx ; JV PSP https://www.wyreforestdc.gov.uk/news/2017-news/march-2017/council-appoints-new-development-partner.aspx ; regeneration Kidderminster https://www.nwedr.org.uk/invest/major-projects/wyre-forest/ ; https://www.kidderminstershuttle.co.uk/news/17407921.council-agree-vision-kidderminster-lion-fields-site/ Churchfields https://www.nwedr.org.uk/invest/major-projects/wyre-forest/ ; https://www.expressandstar.com/news/local-hubs/wyre-forest/kidderminster/2019/03/20/strategys-push-forward-for-kidderminster-urban-village/ ; investment strategy https://www.wyreforestdc.gov.uk/news/2018-news/october-2018/council-invests-to-raise-income.aspx ; https://www.expressandstar.com/news/local-hubs/wyre-forest/2020/02/06/budget-strategy-to-shape-future-investment-in-wyre-forest/ ; https://wyreforestdc.gov.uk/media/4133419/2019-22FinancialStrategyWebVersion-2-.pdf	Y	N	Temp accom on car park 18 rooms; regeneration Kidderminster Lion Fields JV with Cordwell includes 70 homes; Churchfields urban village 350 homes
York Company Shape Homes York JV York Central	YH	N	Y	Y	Corporate strategy 2019-2023 https://www.york.gov.uk/downloads/file/2132/council-strategy-2019-to-2023 ; housing delivery programme https://www.york.gov.uk/HousingDeliveryProgramme ; LGA case study https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf ; Shape Homes https://www.shapehomesyork.com/about ; Burnholme https://strategyningaccess.york.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QHTO10SJ0F700 ; Ordnance Lane https://www.york.gov.uk/NewHomesAtOrdnanceLane ; HRA Business strategy https://www.york.gov.uk/downloads/file/4910/hra-30-year-business-strategy-2019 ; York Central https://www.york.gov.uk/major-developments/major-developments-york-central/1 ; http://www.yorkcentral.info/ ; regeneration https://www.york.gov.uk/MajorDevelopments ; Castle Mill https://www.york.gov.uk/major-developments/castle-gateway-masterstrategy-residential-development-castle-mills ; British Sugar site new community https://www.york.gov.uk/BritishSugar ; Terrys https://www.york.gov.uk/MajorDevelopmentsTerrys ;	Y	Y	Housing delivery programme commitment to 600 homes on council owned sites including Shape Homes Lowfield Green planning permission has been granted to build 165 homes, of which 19 are community build delivered by Yorspace, and 6 are self-build plots. The remaining 140 homes on the Lowfield Green site are made up of 20% rented council housing, 20% shared ownership, 60% for sale on the housing market, Shape Homes Duncombe Barracks 30-35 homes and Burnholme 83 dwellings and Ordnance Lane nos to be confirmed; HRA building new homes to passivhaus standards; York Central 2500 homes; Castle Mills 106 homes; British Sugar new community 1100 homes; Terrys 173 homes plus c270 homes; Germany Beck 655

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					https://www.yorkshirepost.co.uk/business/strong-demand-terrys-chocolate-factory-boosts-henry-boot-313199 ; https://www.yorkpress.co.uk/news/10354438.housing-deal-for-former-terrys-chocolate-factory-in-york/ ; Germany Beck https://www.york.gov.uk/MajorDevelopmentsGermanyBeck ; Derwenthorpe https://www.jrht.org.uk/community/derwenthorpe-york#:~:text=She%20was%20the%20grandmother%20of,and%20four%20bedroom%20family%20homes ; Hungate https://www.york.gov.uk/MajorDevelopmentsHungate Nestle South https://www.york.gov.uk/MajorDevelopmentsAtNestleSouth ; investment strategy https://democracy.york.gov.uk/documents/s138466/Final%20Capital%20Strategy%202020-21.pdf ; https://democracy.york.gov.uk/mgIssueHistoryHome.aspx?Ild=12085 ; land disposal for affordable homes https://yorkmix.com/new-affordable-houses-set-to-be-built-on-york-council-owned-land/ ; Community Land Trust https://www.cch.coop/wp-content/uploads/2020/08/cch_casestudy_yorspace-WEB-SINGLES.pdf ; passivhaus https://www.theguardian.com/artanddesign/2020/oct/04/everest-zero-carbon-inside-yorks-green-home-revolution		homes; Derwenthorpe 481 homes; Hungate 363 homes; Nestle South numbers TBC; 8 affordable homes on site disposal to JRF; Community Land Trust Yorspace undertaking Lowfield green housing development	