

Rt Hon John Healey MP

Chancellor of the Exchequer
HM Treasury,
1 Horse Guards Road,
London,
SW1A 2HQ

CC: Prime Minister Andy Burnham MP,
First Secretary of State, Louise Haigh MP,
Secretary of State for Housing, Communities and Local Government Angela Rayner MP, and
Minister for Housing and Planning Matthew Pennycook MP

1 October 2026

Dear Chancellor,

Renew the North to drive growth in every postcode.

I am writing alongside chairs of housing partnerships from across the North to highlight the opportunity the Government has to unlock the potential of housing-led regeneration at the Autumn Budget.

The Prime Minister has put housing, devolution and regeneration at the top of his agenda. Through the [Northern Housing Consortium's Renew inquiry](#) into housing-led regeneration, we have seen first-hand how housing-led regeneration is an essential part of driving growth in every postcode, making sure everyone has access to a good-quality home, and creating thriving communities.

However, despite the benefits, it remains challenging to deliver in the North. Lower land values and high remediation costs mean many regeneration schemes are simply not viable without Government support. And this is even more so in those areas of the North most at risk of being left behind.

At the Autumn Budget, the Government can support councils and housing associations to drive growth in every postcode and create thriving communities. Adopting the below measures will unlock at least 500,000 good quality homes across the North.

- **Adjust and further devolve existing funding to better support regeneration.**
 - **Give Mayors and combined authorities greater flexibility to use the Social and Affordable Homes Programme (SAHP) for regeneration projects that meet local needs.** “Continuous Market Engagement” funding should not have a cap on regeneration –

introducing one risks capping Mayors' ability to address local challenges.

- **Introduce Homes England performance measures focused on homes renewed and replaced, not just new homes delivered.** Current indicators are heavily weighted towards new supply, limiting investment in regeneration projects across the North.
 - **Allocate National Housing Bank funding specifically for housing-led regeneration** to help unlock schemes that are stalled by viability and funding challenges.
 - **Implement zero-rate VAT on building safety works and extend the zero-rating of energy-saving materials until 2030.** This would maintain momentum in retrofitting, improving, and regenerating older and colder homes.
- **Establish a new “Centre for Regeneration” in the North** to build the capacity and capability needed to deliver regeneration at scale, while supporting Mayors with workforce development.
 - **Extend the term of the National Housing Delivery Fund to ten years** to unlock all the North's brownfield land and 320,000 new homes.
 - **Provide northern Mayors and combined authorities with devolved, place-based flexible funding of £500m per year alongside existing funding.** Over ten years, this investment would help make sure no one and nowhere is left behind, as well as transforming the North's 100,000 end-of-life social homes. This support would plug current funding gaps, enabling Mayors to:
 - Replace or refurbish end-of-life housing so residents can live in good quality social homes.
 - Buy poor quality private homes, including empty homes, and turn them into safer and healthier social housing.
 - Provide viability gap funding for strategically important regeneration schemes that deliver local benefits but are currently financially unviable.

The [Northern Housing Consortium's budget representation](#) gives further details of our proposals.

The [Northern Housing Consortium](#), [Homes for the North](#) and Chairs and Vice Chairs of housing partnerships across the North have signed this letter. Housing partnerships bring together the social housing sector, including housing associations and local authorities, to work in partnership with Mayoral Strategic Authorities, Homes England, and other stakeholders to deliver growth, better places, and new homes. Collectively the North's housing partnerships own or manage 1.1m of the 1.4m social homes in the North.

The Northern Housing Consortium's Renew Inquiry, supported by Homes for the North and Muse, looks at how housing-led regeneration can deliver growth, help tackle the housing crisis, and strengthen communities across the North. Evidence from social housing providers who own or manage over 1 million homes in the North

has informed the Renew report [Unlocking 500,000 good-quality homes across the North.](#)

The Autumn Budget provides the opportunity to make regeneration viable and achievable across the North. Support for housing-led regeneration will mean more people have access to a warm and healthy home. It will help end neighbourhood decline and create more investable places.

Let us work together to drive growth in every postcode and make sure no one and nowhere is left behind.

Yours sincerely,

The Northern Housing Consortium, Homes for the North and Northern Housing Partnership Chairs and Vice Chairs

Full list of signatories

Tracy Harrison, Chief Executive, Northern Housing Consortium
Paul Fiddaman, Chair of Homes for the North
Chris Fawcett, Chair of Cumbria Housing Partnership
Charlie Norman, Chair of Greater Manchester Housing Providers
Noel Sharpe, Vice Chair of Greater Manchester Housing Providers
Claire Warren, Chair of Hull and East Riding Housing Partnership
Sharon Thomas, Vice Chair of Hull and East Riding Housing Partnership
Claire Griffiths, Chair of Liverpool City Region Housing Associations
Sam Scott, Vice Chair of Liverpool City Region Housing Associations
John Johnston, Chair of North East Housing Partnership
Lousie Bassett, Vice Chair of North East Housing Partnership
Larry Gold, Chair of South Yorkshire Housing Partnership
Nick Atkin, Chair of York and North Yorkshire Housing Partnership, Vice Chair of South Yorkshire Housing Partnership and Vice Chair of West Yorkshire Housing Partnership
Matt Forrest, Chair of Tees Valley Housing Partnership
James Walder, Vice Chair of Tees Valley Housing Partnership
Rachael Dennis, Chair of West Yorkshire Housing Partnership
Rosemary Du Rose, Vice Chair of York and North Yorkshire Housing Partnership