



# NORTHERN HOUSING FESTIVAL



## Making Regeneration Work in the North

### **Richard Sterling**

Development and decarbonisation director  
Seddon Housing Partnership

### **Liam Gregson**

Engagement manager  
Northern Housing Consortium



together  
housing



REGENERATION IN  
ACTION

newground  
together

## FIELD LANE ESTATE



### Field Lane; Rastrick

- 92 new homes
- Open space remodelling
- Community centre improvement
- Improvements to 410 existing homes

## SHADSWORTH ESTATE



### Shadsworth; Blackburn

- 103no units in total
- Fresh planting and greenery
- Remodelling of open space for residents and locals

## WHITEBIRK ESTATE



### Whitebirk; Blackburn

- 152 new homes
- Remodelled car parking
- Open space remodelling
- Community centre improvement

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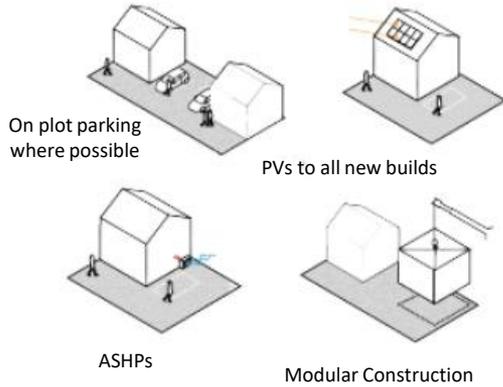
# WHAT DOES REGENERATIO N MEAN?



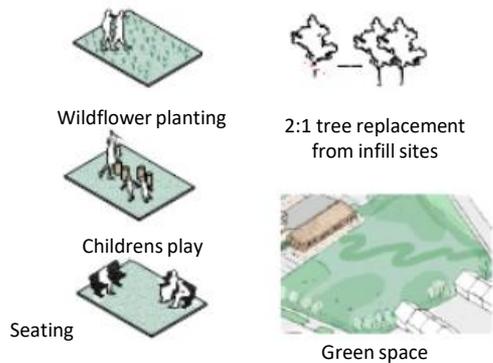
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# REGENERATION

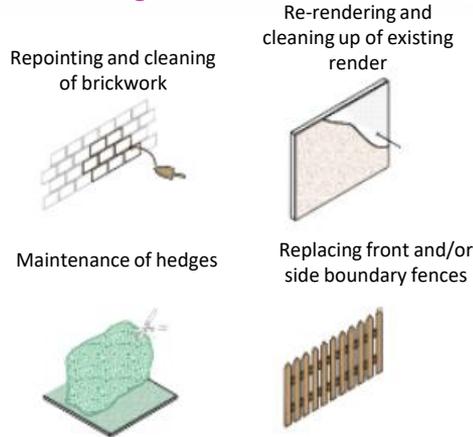
## New Build Housing



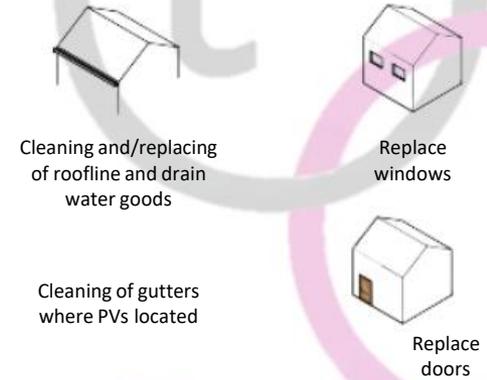
## Green Spaces



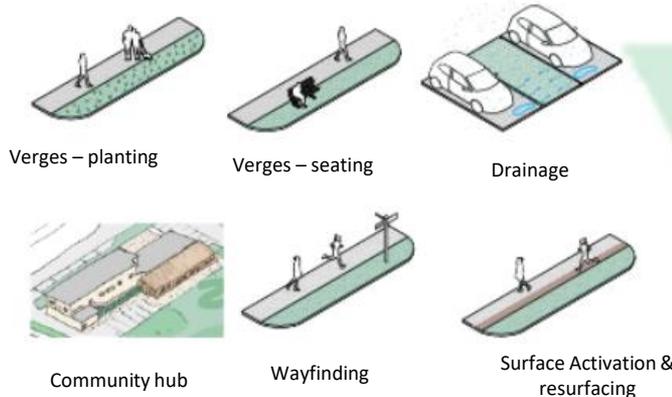
## Facelifting



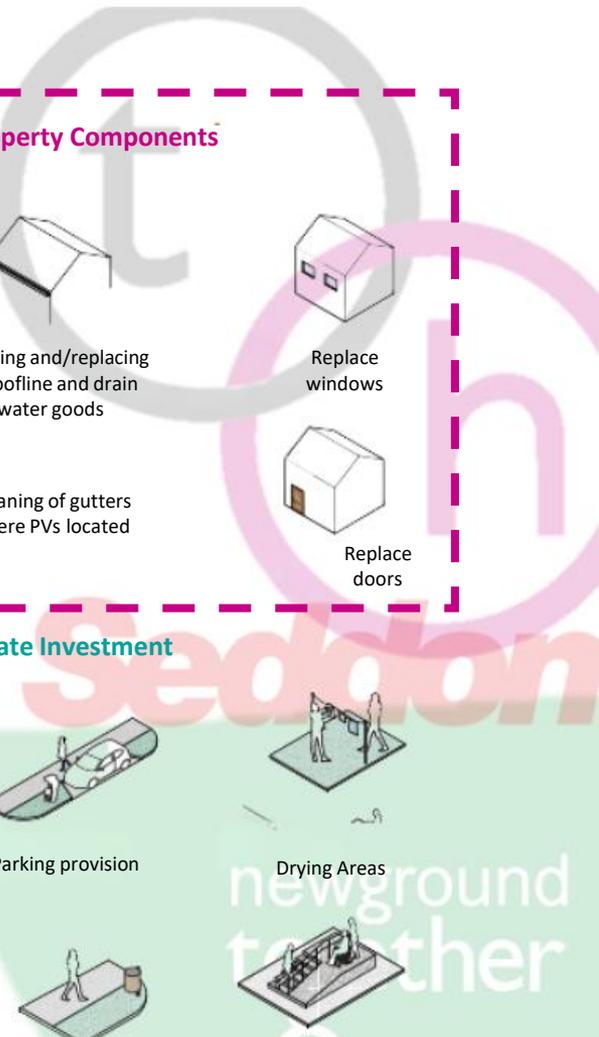
## Property Components



## Infrastructure



## Estate Investment



TARGET  
OUTCOMES



Contribution to Neighbourhood  
(TSM TPI1)



NPV



Resident Satisfaction  
(TSM TP04)



Anti Social Behaviour



Empty Homes





# FIELD LANE CASE STUDY



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# CASE FOR REGENERATION



## Population

- 7k residents in 3 min drive time catchment (14k in 5 min)
- Slowly growing population, +2% in next 5 years
- Below average population of working age and families.
- Widening catchment to 5 min incorporates 35+ year olds / younger households (aspiring homemakers)



## Social Grade and Employment

- Skilled / unskilled manual workers, state benefits and unemployment commonplace (social grades C2 and DE). 5 min catchment has slightly above average C1 grade (managerial etc)
- Over half of households typically earn <£30k a year



## Unemployment

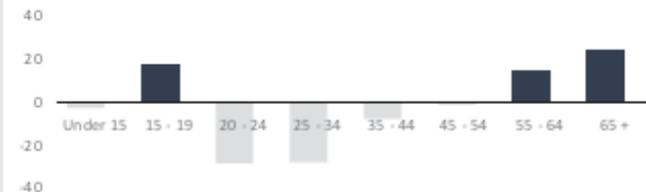
- Above average unemployment, due to retirement and poor health, signifying ageing population and deprivation
- Loneliness and isolation likely



## MOSAIC Segmentation (Top 3 Groups)

1. Suburban Stability: Mature owners, mid range housing
2. Senior Security: Elderly comfortably enjoying retirement
3. Municipal Challenge: Social renters, limited opportunities

Age Index (England average = 0)



Economic Activity Index (England Average = 0)



Social Grade Index (England average = 0)



# CASE FOR REGENERATION



## Dwelling Type and Home Ownership (3 min cont...)

- Semidetached homes and bungalows over indexed
- Few private renters, mixed tenures would encourage more economically diverse residents. 5 min catchment sees an over index of owner-occupied properties

## THG Neighbourhood

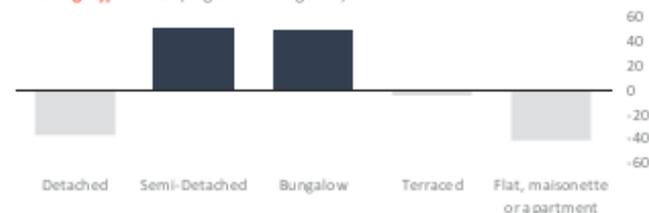
- 765 residents – high unemployment levels, reliance on benefits and crime
- Majority young tenants receiving short term support to manage tenancies
- High demand for the properties, especially 1-3 beds, based on existing supply
- 1 bed flats have highest turnover (av. tenure length 6 years), 4 bed house has lowest (20 years)



## Nearby Amenities

- Community Hubs - The Space @ Field Lane
- 2 secondary schools and primary schools
- ~20 min walk from train station / high street

Dwelling Type Index (England average = 0)



Home Ownership Index (England average = 0)



## CONSULTATION

### Placeshaping proposals survey contributions



10  
2



7 reactions to comments  
9

“Derelict garages & hardly used area that could have potential”

“Why not use the area for a large wildlife garden area and a few picnic tables”

“Overstretched GP’s/schools and local services”

‘Provide lay-by parking’

“Pleased the community centre is being refurbished”



# MASTER PLAN



## SOCIAL VALUE



7 new FT local jobs created



3 trainee places created



Work Experience



Donations



Educational Activities



£8m local spend



Volunteering



Expert Business Advice



Wellbeing, equality & diversity programmes



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# OUR KEY TAKEAWAYS



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GIVE SOMETHING  
BACK EARLY TO THE  
COMMUNITY



SINGLE DELIVERY VEHICLE FOR ALL  
ELEMENTS

yes



REGENERATION FOR EVERYONE!  
MORE THAN JUST NEW HOMES



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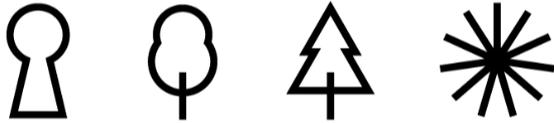
# RENEW

## HOUSING-LED REGENERATION FOR NORTHERN GROWTH

[renew.northern-consortium.org.uk](https://renew.northern-consortium.org.uk)



# RENEW



# OUR GOAL

**Renew** is an inquiry, supported by Homes for the North and Muse, to explore **housing-led regeneration's role** in **delivering growth**, tackling the **housing crisis**, and **strengthening communities** across the North.

We want to make sure no one and nowhere is left behind.

## The inquiry will:

Help the sector **deliver** on current Government **housing priorities** and **shift the narrative** — both in the sector and publicly — towards housing-led regeneration as key to long-term growth.

## By:

Bringing together social housing providers, local and regional government, parliamentarians, residents, academics and other sector bodies **to enable the North to speak with one voice on regeneration.**

Developing recommendations using **original research**, **on-the-ground visits**, and **far-reaching engagement.**

## To:

**Ensure everyone in the North has a warm, safe home that's affordable to them in a place they're proud of.**

# RENEW



# WHY ARE WE DOING THIS?

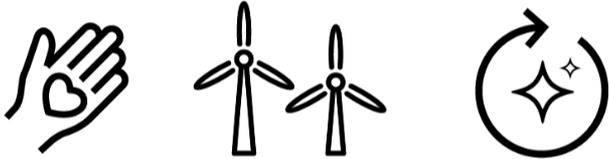
The outcome of the spending review, the SAHP prospectus, and January 2026 housing announcements, are milestone moments for the social housing sector in the North, which will drive real change.

- Our members stand ready to deliver affordable, warm and safe homes and places across the North.
- The right foundations are in place for the North to hit the ground running, we're leading the way with devolution, and housing partnerships are driving collaboration.

However, the housing crisis looks different in different places. In many areas of the North, housing-led regeneration is needed to improve the lives of residents and drive northern growth.

- The North is disproportionately affected by low quality homes with over one million non-decent homes in the North.
- NHC research has identified that there are also 126,000 social housing homes in the North in areas in need of regeneration.

# RENEW



# MAKING THE CASE

## Advisory Group

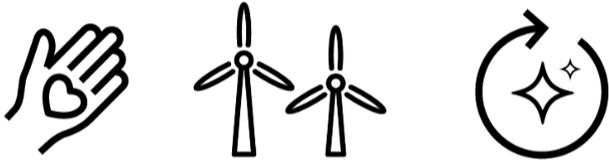
Brings together a range of expertise across policy, public affairs, communications and delivery to shape the strategic direction of the inquiry and offer quality assurance.

It includes representatives of inquiry supporters, senior leaders from the NHC membership, policy experts and academics, who will act as ambassadors for the project and drive regional engagement.

- **Chaired by Lord Best**
- **Eamonn Boylan**, former Homes England, Manchester City Council, Greater Manchester Combine Authority, Transport for Greater Manchester.
- **Mike Palin**, former Executive Director at Homes England and former Chief Executive of St Helens Council.
- **Amanda Hurford**, former Deputy Director at Ministry of Housing, Communities and Local Government.
- **Paul Hackett**, Director of The Smith Institute and former special advisor to John Prescott, 1997-2005.
- **Ed Ferrari**, academic and regeneration expert.
- **Jo Boaden CBE**, former Chief Executive Officer of Newcastle Gateshead Pathfinder



# RENEW



# MAKING THE CASE

## Westminster Group

We will be holding a series of parliamentary events, offering MPs and Parliamentarians the chance to **hear evidence and community testimonials** first hand, offer their own **insight and guidance**, and **build advocacy** for the inquiry and its aims.

First session took place 3<sup>rd</sup> November, **chaired by Andrew Cooper MP** alongside **Chair of Renew, Lord Best**.

Plans for 2026 currently being developed, with a launch of the interim report to take place in June.



# RENEW



# PHASE 1

October 2025 – June 2026

**Objective:**

- To understand the need and set out the case for housing-led regeneration in the North.

**Activities:**

- Call for Evidence & NHC internal research.
  - Engagement with NHC members

**Outputs:**

- **RENEW: Perspectives on Regeneration:** Resetting the narrative on regeneration.
- **RENEW: Interim Report:** RENEW's response to the Call for Evidence, **answering:**
  - What is the scale, geography, and nature of the problem?
  - How far can we already go with current resources and programmes?
  - What else might we need to solve it?
  - What benefits will solving it achieve?

**RENEW**

HOUSING-LED  
REGENERATION  
FOR NORTHERN  
GROWTH

NORTHERN  
HOUSING  
CONSORTIUM  
VOICE OF THE NORTH

# CALL FOR EVIDENCE



Our Call for Evidence captures the views of the North's housing sector, and will help us:

- Explore what **we mean by housing-led regeneration**, and how we **capture the benefits** of regeneration activity.
- **Establish the need** for housing-led regeneration in the North and how best to **communicate this need**.
- Understand **what can be delivered** within the Government's **current policy programme**.
- **Identify levers**, both national policy and as part of the devolution agenda, we believe will **allow the North to go further**.

The Call for Evidence closed on **27th February**.

We received submissions from housing associations and local authorities who **own or manage nearly a million homes**, representing **over 70% of the North's social housing!**



# RENEW



# PHASE 1

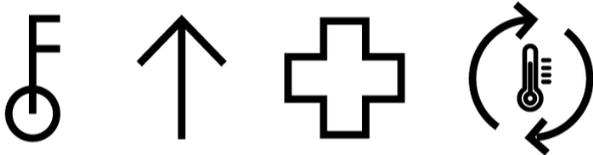
## The Challenge

- Regeneration is not necessarily about market failure but a crisis of lived experience: poor-quality homes, poverty, and deprivation.
- There is a regeneration backlog and the cost of doing nothing is already visible in communities; in ASB, educational attainment, health outcomes, cohesion.
- Large volumes of stock are approaching end of life status with multiple issues coexisting in the same place. Regulatory standards mean too many homes cannot meet current or future requirements.
- Poor-quality PRS is a clear signal of regeneration need, but fragmented ownership and tenure churn make regeneration harder to deliver.

## Key Themes - Delivering Regeneration

- Viability gaps dominate and development costs exceed end values. Demolition, remediation and decant are costs creating perverse incentives for managed decline.
- Existing frameworks struggle to capture whole-place outcomes, reinforcing underinvestment in relation to the scale required.
- Housing carries the risk, while wider public value accrues across the public service system (health, crime, education, jobs).
- Regeneration has become an issue of faith – communities do not believe investment will happen and housebuilding targets are often not perceived as investment in existing communities.

# RENEW



# WHAT COMES NEXT?

## Phase 2 – June 2026 – November 2026

Outlining that regeneration is possible and how it can be done well

- **Extensive site visit tour with the North's Housing Partnerships:** Visiting areas where regeneration has been done well, where lessons have been learnt, and where regeneration has stalled and requires new solutions.
- **Community and resident engagement:** Understanding the resident view on regeneration; what it is, what it should be, and how residents can play their part.

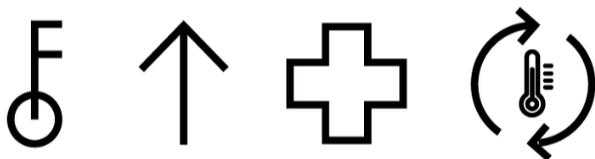
## Phase 3 – November 2026 – March 2027

Bringing it all together.

- **RENEW's Final Report:** Demonstrate the need, scale, urgency of the challenge. How fixing it will deliver on the Government's ambitions and boost growth and strengthen communities. Why action is both needed and desired across Northern communities now.



# RENEW



# IN SUMMARY

## In our first phase RENEW is seeking to:

- Establish the scale of **the need, the case for action**, and the **sector's commitment** to delivery.
- Underline how **regeneration contributes** to housing delivery, economic growth, and stronger communities.
- Begin **exploring possible policy changes** to unlock further regeneration projects across the North.





**RENEW**

**THANK YOU &  
ANY QUESTIONS?**

[renew.northern-consortium.org.uk](https://renew.northern-consortium.org.uk)



The logo for the Northern Housing Festival is a large, semi-circular graphic on the left side of the page. It consists of numerous thin, parallel lines radiating from a central point, creating a sunburst or fan-like effect. The lines are colored in shades of yellow and gold, with the innermost lines being a darker gold and the outermost lines being a lighter yellow. The text 'NORTHERN HOUSING FESTIVAL' is overlaid on the top-left portion of this graphic. 'NORTHERN' and 'FESTIVAL' are in yellow, while 'HOUSING' is in white. The 'H' in 'HOUSING' is stylized with a white circle inside it.

**NORTHERN  
HOUSING  
FESTIVAL**



Refreshment break,  
networking and  
exhibition viewing

11:05 – 11:20



# NORTHERN HOUSING FESTIVAL



## The Strategy Lab: Bosting Green Skills Across the North

**Dr Matthew Scott**

Policy manager Chartered  
Institute of Housing

**Farhana Sharmin**

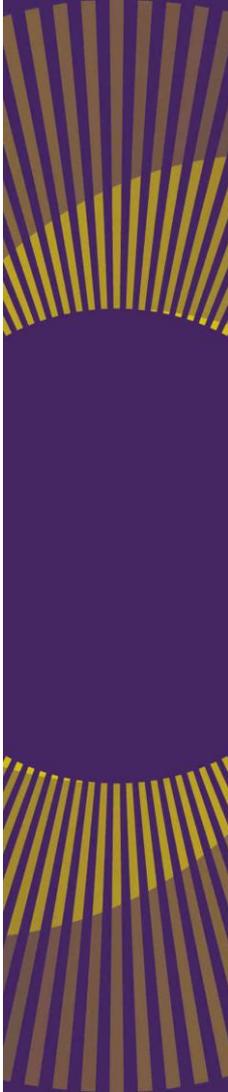
Doctoral researcher  
University of Leeds

**Tom Lamb**

Chief strategy officer  
RE:GEN Group



NORTHERN HOUSING FESTIVAL 2026



# Boosting Green Skills Across the North

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By

**Farhana Sharmin**

Doctoral Researcher

University of Leeds

And

Lecturer in Green Construction Skills

Sheffield College



# 1. The Dual Gap: Skills & Coordination

## Skills Gap:

- Shortage of trained workforce
- Skills currently emphasised: compliance, traditional construction methods.
- Skills needed: systems thinking, circularity, behavioural understanding, digital tools (BIM, LCA).

## Coordination Gap:

- Disconnect between **industry expectations, policy timelines, and education pipelines.**
- Fragmented responsibilities across planners, designers, contractors, retrofit advisers, and housing providers.
- Lack of shared language



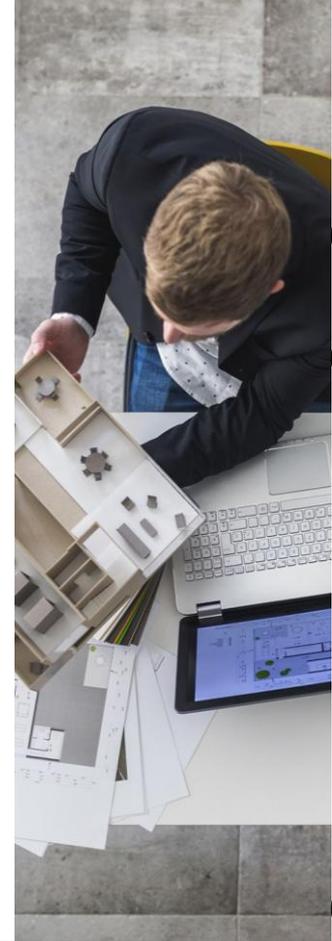
## 2. Where Alignment Breaks Down

- **Mismatch between policy ambition and workforce capability** (e.g., local authorities pushing retrofit targets vs. workforce lacking PAS 2035 competencies).
- **Education is still built around linear construction models** while the industry transitions toward circularity.
- **Housing organisations innovating faster than training providers**, leaving learners behind.
- **Behavioural and social dimensions are overlooked**, though they are critical for sustainable housing uptake.



### 3. What We Can Do

- Embed **cross-disciplinary training**: social science + construction + environmental thinking.
- Create **shared competency frameworks** co-designed by universities, FE colleges, and housing consortia.
- Develop **regional hubs** where learners, practitioners, and councils collaborate on real projects.



## 4. What a Future-Ready Curriculum might Look Like

### Foundation Layer

Climate literacy, UK housing policy, community-led housing, and social value.

### Technical Layer

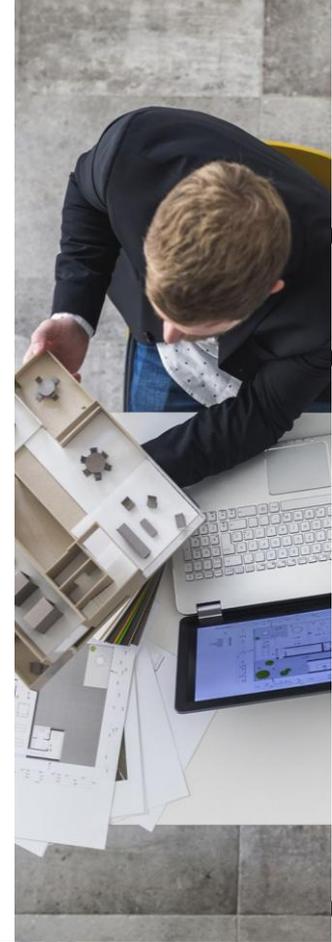
Retrofit pathways (PAS 2035), LCA/LCC methods, digital twins, and data skills.

### Collaboration Layer

Multi-stakeholder design workshops, Role-playing exercises: architect–contractor–resident negotiations

### Industry-Integrated Assessment

Learners assessed on real challenges from councils and housing providers.



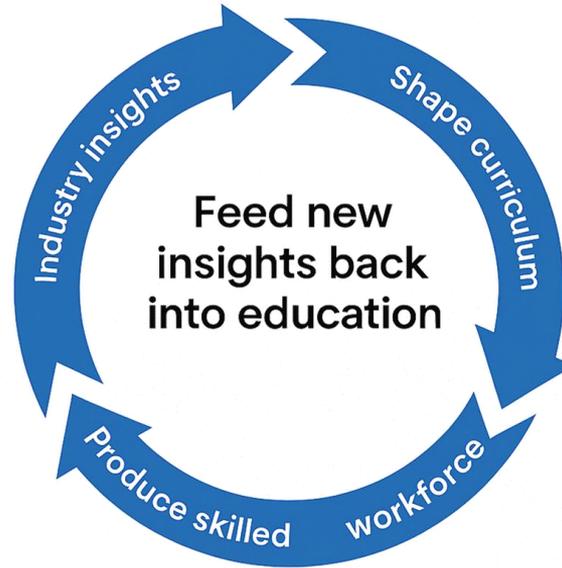
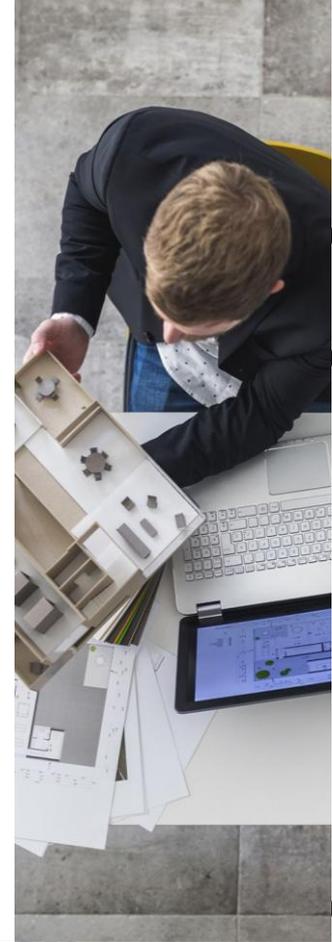
## 5. Funding & Industry Integration: What's Possible

### Targeted Funding Streams

- Leverage combined authority skills funding to develop local green skills academies.
- Access Social Housing Decarbonisation Fund (SHDF) for training-linked projects.
- Use innovation funding (UKRI, CITB grants) to build circular skills pathways.

### Industry Partnerships

- Bring in manufacturers, retrofit coordinators, and digital platform providers to co-teach modules.
- Adopt “living labs”, active retrofit as teaching environments.
- Establish paid placements within housing organisations to bridge knowledge with practice.

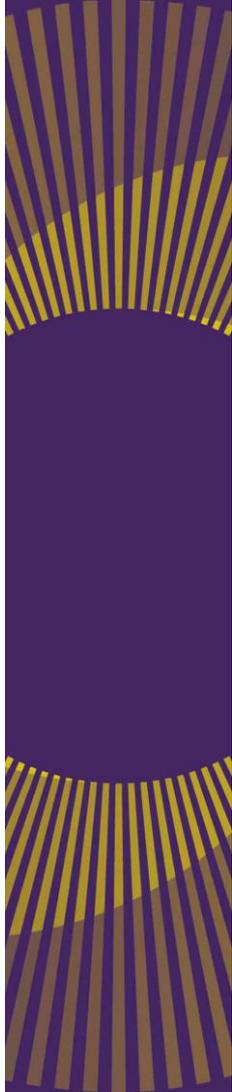


# The Vision

A continuous loop where:  
Industry insights → shape curriculum → produce skilled workforce → feed new insights back into education.



**NORTHERN HOUSING FESTIVAL 2026**



**Thank You**

**RE:GEN**  
GROUP

**Delivering Our Promises**

**CIH Northern  
Housing Festival**



# TOM LAMB

**Chief Strategy Officer, RE:GEN Group**

**RE:GEN**  
GROUP

**Delivering our Promises in Retrofit & Regeneration**

**RE:GEN**  
ACADEMY

**Delivering lasting impact for the communities we serve**

- Chair of the Skills and Capabilities Advisory Group for the NECA Warm Homes Taskforce.
- Group Member for The Housing, Growth and Green Jobs Alliance, Alliance Advisory Group.
- CIH Regional Group Member (and CIH Chartered Member).
- APPG: Future Homes, Skills and Innovation.
- NECA Construction ASF Oversight Committee.

Through our **Skills Academy**, we connect people, employers and opportunity.

We don't just respond to demand, we help shape it.

- Delivering over £100m of investment in social housing
- Nurturing long-term client partnerships
- £600k+ invested in skills locally

The result is real outcomes.

People furthest from work moving into sustainable employment, employers accessing the skills they need, and communities shifting from surviving to thriving.



**RE:GEN**  
ACADEMY

Regulated Skills Provision

Community-led Projects

Beyond The Doorstep

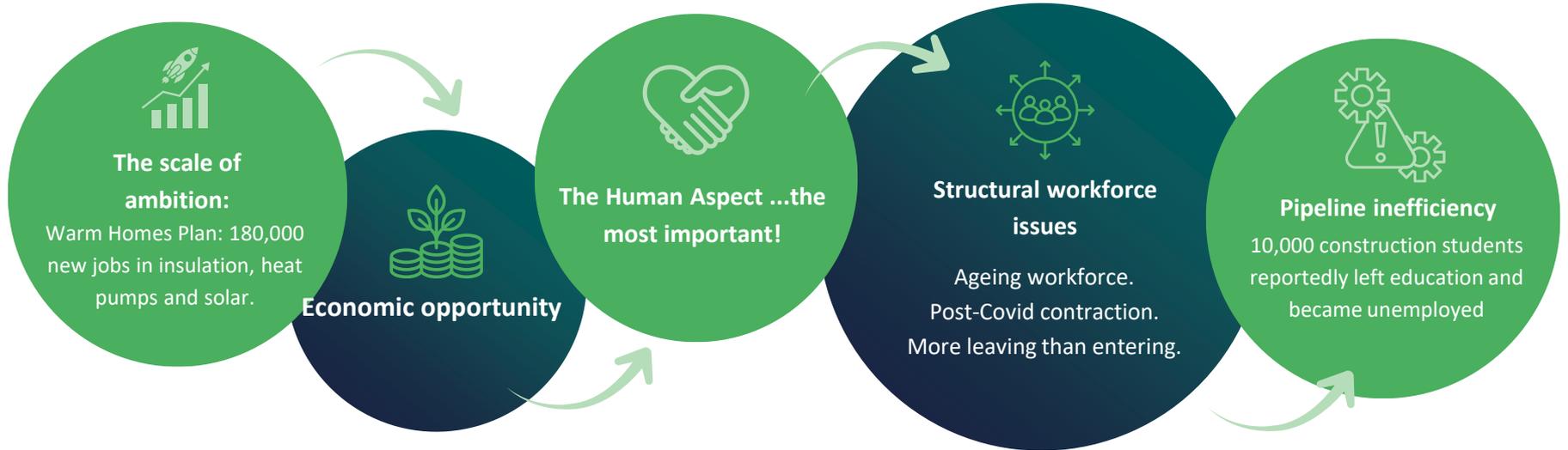
Long Term Social Impact

The Green skills challenge in the North:

# WHY THIS MATTERS



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# WHAT DO WE ACTUALLY MEAN BY 'GREEN SKILLS'?

- Core retrofit and decarbonisation trades (insulation, heat pumps, ventilation).
- New technologies
- Professional and compliance capability.

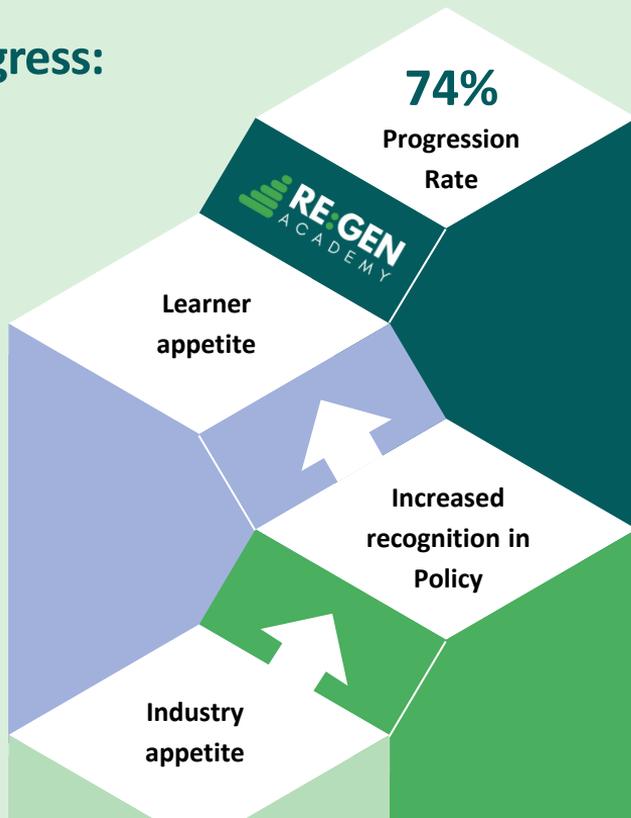
**This is not a new sector.**

**It is the rapid transformation of an existing one.**



# HOW WELL ARE WE ACTUALLY DOING?

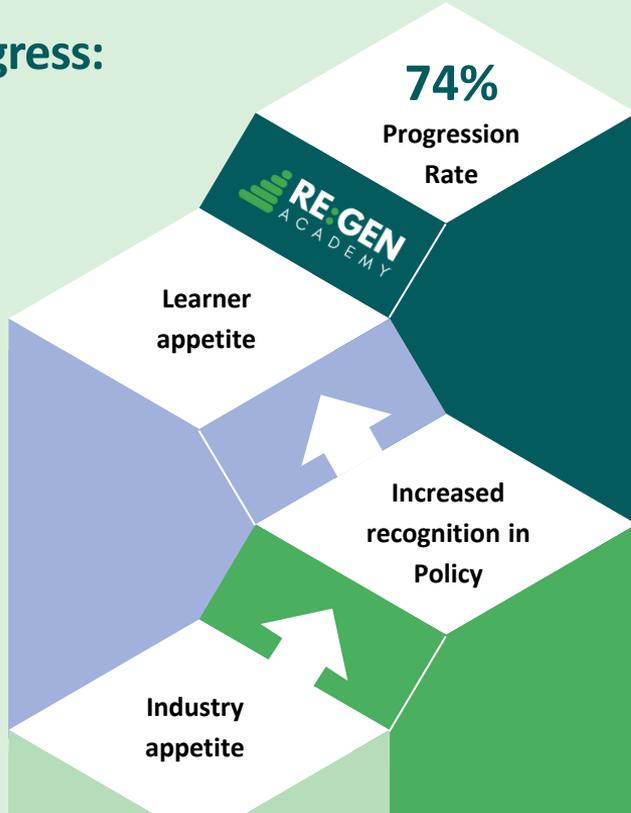
Progress:



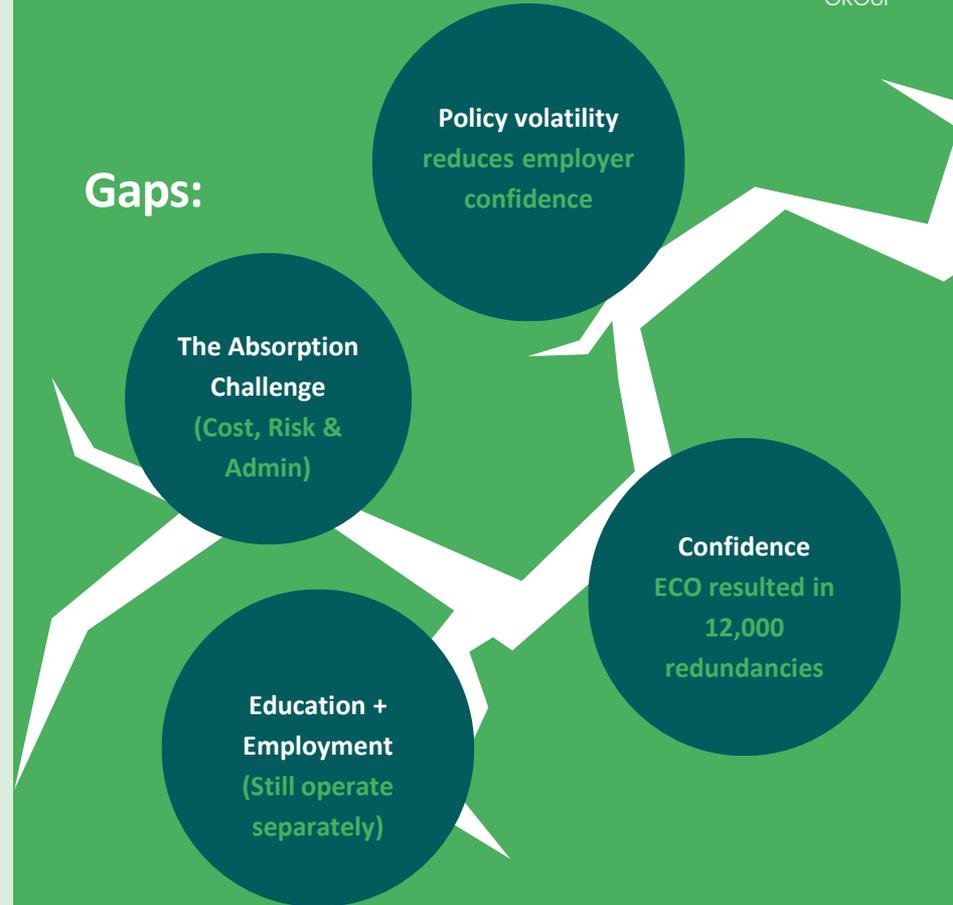
## AND WHAT ARE THE GAPS?...

# HOW WELL ARE WE ACTUALLY DOING?

## Progress:



## Gaps:





# MOVING FORWARD

**3 conditions for success**

- 1. Long-term employer certainty**  
Integrated, multi-year funding and procure
  - 2. Employer-led system design**  
Skills provision must start with live demand, not qualification frameworks
  - 3. Green skills as industrial strategy**
    - Not a funding stream, but a coordinated regional growth plan.
    - Integrated with devolution, housing pipelines and net zero commitments.
- 

## KEY TAKEAWAYS:

The question isn't whether funding exists; **it does, in various forms.** The challenge is alignment, certainty and confidence.

If we can provide the above conditions, the North has the employers, the learners and the demand to **lead on green skills.**



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GROUP

Delivering Our Promises

Thank you