Homes England

Homes England Update Quarter 4- 25/26

General update from Homes England

- We were saddened to hear the news that our former chief executive, Eamonn Boylan, has passed away. Eamonn led the agency from January to September 2025, guiding us through a pivotal period with his characteristic clarity and compassion. Our thoughts are with his family at this very difficult time.
- We have established the National Housing Bank, launched the National Housing Delivery Fund and new Social and Affordable Homes Programme (SAHP), and put in place the first stage of our target operating model.
- The National Housing Bank opened for business on 1 April 2026, buoyed by a new partnership and the launch of our new investment prospectus.
- Developers have been selected to transform two former hotbeds of Sheffield industry into thriving new neighbourhoods with 1,300 new homes.
- Homes England have launched our Nature Positive Plan, reversing and recovering biodiversity loss.
- Phase two of New Homes Accelerator will extend support to smaller sites of under 500 homes. This will speed up the delivery of tens of thousands of new homes across England.

Update from the Affordable Housing Grants (AHG) Team

New programme (SAHP 2026-36) – Continuous Market Engagement bidding is now open and can be found here. Bidding for Strategic Partnerships will close 15 April 2026. Guidance can be found here. Providers are encouraged to speak to us regarding future opportunities, so we are aware of pipeline.

Portfolios Applications – Portfolio opportunities remain available. Partners are encouraged to consider a portfolio approach for groups of sites – please contact your Growth contact for further information.

S106 Clearing Service – Reminder to register and select your preference.

Continuous Market Engagement Update

Year End Delivery – We would like to thank partners and their teams for the hard work and dedication in delivering another incredible set of results on the Affordable Homes & Specialist Housing Programmes. Your contributions have been crucial to the overall success on delivery for those programmes and supporting the Government's mission to build 1.5 million homes. In addition, the year also saw the conclusion of the SOAHP 16-21 programme – another incredible milestone.

Longstop date reminder – As we start the SAHP programme here is a quick reminder of the longstop dates of the legacy programmes

- **21-26, top up 1 and top up 2** – Completions due by 31st March 2027
- **Bridge** – Start on Site due by 31st March 2027, Completions due by 31st March 2029

Annual target setting – Please review your forecasts for the year and submit changes on IMS by 20th April in readiness for the new year.

Waivers – Gentle reminder that for those providers that had waivers approved the deadlines are 30th June for utilities and 30th September for highways works to be concluded. Please provide evidence to your Delivery Manager as soon as it becomes available.

Strategic Partnerships Update

18-23 SOAHP - 31 March 2026 marked the longstop date for the 2018 - 23 SOAHP programme. Forecasting accuracy for completions reached 64% of the approved forecast. We are now undertaking the final programme reconciliation and will continue to work with partners to confirm the final delivery position. We would like to extend our thanks to all partners for their continued commitment and sustained efforts in delivering much-needed affordable homes through the programme.

21-26 AHP - Forecasting accuracy for starts reached 94% of the approved Q4 forecast, with completions within the 2021-26 Strategic Partnerships reaching 103% of the approved forecast. These results reflect the strong collaboration across the programme. Thank you to all partners for your continued focus on delivery, for keeping us informed of progress, and for your ongoing commitment to working in partnership to deliver affordable housing.

Contracting Update

As we enter the SAHP 2026–2036 programme, all providers will be required to enter into new grant agreements. The latest versions of the following agreements are now available via the GOV.UK link below:

- Registered Provider or Local Authority Grant Agreement for the Social and Affordable Homes Programme 2026–2036
- Consortium Grant Agreement for the SAHP 2026–2036
- Unregistered Body Agreed Transfer Grant Agreement for the SAHP 2026–2036
- Unregistered Body Retention Model Grant Agreement for the SAHP 2026–2036
- Strategic Partnership Land-Led Registered Provider Grant Agreement for the SAHP 2026–2036
- Strategic Partnership Land-Led Local Authority Grant Agreement for the SAHP 2026–2036
- Strategic Partnership Developer Delivery Registered Provider Grant Agreement for the SAHP 2026–2036
- Strategic Partnership Developer Delivery Unregistered Body Grant Agreement for the SAHP 2026–2036

https://www.gov.uk/government/publications/grant-agreement-examples-for-the-social-and-affordable-h…

This new programme reflects a number of improvements informed directly by provider feedback. Notably, we have streamlined the structure by merging the Registered Provider and Local Authority grant agreements into a single contract. We have also introduced a Power of Attorney option for deeds of adherence and release within consortium arrangements, alongside targeted updates to Strategic Partnership contracts. These changes are intended to simplify processes, reduce administrative burden, and support a more efficient and consistent approach across the programme.

Further contract documentation will be released in due course, and we will continue to provide updates as these become available, including through upcoming quarterly reporting.

Update from the Historical Grants/RCGF

Historic Grant Notification (HGN) forms – Providers are required to notify Homes England about all relevant events affecting grant funded properties. Please check that all HGNs for the 2025/26 financial year have been sent to grant_notifications@homesengland.gov.uk

Quarterly notification forms – From the 1 April 2026 all Registered Providers may use the quarterly notification form for certain Relevant Events these being: o – disposals; s- redemption of equity loan products; and t – Right to Acquire/Voluntary to Right to Buy. Timetable below:

Quarter	Relevant Quarter Dates	Deadline to submit the Quarterly Notification Form
Quarter 1	1 April – 30 June	31 July
Quarter 2	1 July – 30 September	31 October
Quarter 3	1 October – 31 December	31 January
Quarter 4	1 January – 31 March	30 April

For Profit Registered Providers will receive a version of the quarterly form which enables uplift to be reported.

Recycled Capital Grant Fund (RCGF) returns – For those providers who operate a RCGF:

- The RCGF module will open in IMS in April 2026. We will notify providers when the system is available to complete their 2025/26 annual RCGF return.
- The submission deadline for all RCGF returns is 30 June 2026.
- Any RCGF identified at 31 March 2026 as being 3 years or older, is repayable. RCGF can only be held beyond 3 years where a roll-over business case is approved by Homes England. These will be considered by exception only.

Update from the RSHAP/HSAP Team

Next Steps Accommodation Programme (NSAP) & Rough Sleepers Accommodation Programme (RSAP)

- MHCLG has confirmed ministerial approval for the following changes:
    - Flexibility for Providers to tailor the length of tenancies, maintaining encouragement of 2–3 year tenancies but no longer mandating it as a requirement of the grant.
    - Updated wording on eligible cohort: Individuals who are experiencing or at risk of homelessness and rough sleeping, with a primary focus on people who require support to prevent rough sleeping or a return to it. This update is not a policy change but is aligned the wording with new Government Homelessness Strategy.
- Homes England are no longer administering the NSAP and RSAP programmes on behalf of MHCLG. As your NSAP/RSAP Contract is with Homes England, the properties will remain subject to the conditions and obligations set out in the Grant Funding Agreement and Capital Funding Guide (CFG). Providers must inform Homes England of any disposal or change of use of properties that received capital funding through the NSAP and RSAP

programmes as set out in clause 14.6.11 of the Grant Agreement (NSAP) or clause 14.6.12 (RSAP). The reporting processes for change of use, disposal and property swaps can be found in Homes England's CFG Chapter 7.

- Commissioning and associated revenue for NSAP and RSAP schemes for 2026/27 onwards should be negotiated with the relevant local authority. If you have any queries about revenue funding from 1st April 2026, please contact MHCLG via HRSFunding@communities.gov.uk **.**

- Specialist Compliance Team will shortly send out information regarding the Statement of Grant Usage documentation required relating to revenue expenditure in 2025/26.

Single Homeless Accommodation Programme (SHAP)

- All capital delivery should be completed by 31st March 2027 unless otherwise approved by MHCLG. No further capital payments will be made.

- Revenue funding to extend support services to 31st March 2029 has been approved by MHCLG. Homes England has written out to Providers with SHAP allocations which include revenue allocations to confirm funding amounts for future years.

- Specialist Compliance Team will shortly send out information regarding the Statement of Grant Usage documentation required relating to revenue expenditure in 2025/26.

Update from the Onboarding/Contracting/IPQ Team

The Provider Onboarding team continue to communicate with partners in relation to Continuous Qualification (CQ) for 2025/26. As part of this exercise and subject to our CQ criteria, partners will also be considered for Investment Partner Qualification for the SAHP 2026-36. All applicable partners have now been contacted. We ask that partners work to return the requested information as timely as possible.

Our updated guidance for Investment Partner Qualification for SAHP has also been published which can be found here.

All partners will be required to undertake our Customer Due Diligence review when accessing grant for SAHP 2026-36, even if this has been completed previously, the link to this information can be found here.

Update from the AH Products Team

(i) Capital Funding Guide (CFG) updates
The updates below were published in Q4. The easiest way to find out when the CFG is updated is to sign-up to receive Homes England email alerts. **Ch 1 Shared Ownership – published 26 January** **1)** Guidance added relating to service charges for Shared Ownership homes provided through the SAHP 2026 to 2036, including elements to consider in the design and development of homes (see *Rent and service charges*, 4.3).

2) Change to the guidance on after sales administration fees, especially that they should not be used to generate profit or to cross-subsidise other delivery (see *After sales*, 7.1).

Ch 1 Shared Ownership – published 12 February

1) Changes to *Rent and service charges,* 4.1.1 and *Leases*, 5.2.1 to reflect that, following some Renters' Rights Act 2025 changes taking effect from 27 December 2025, Shared Ownership is now excluded from the assured regime (as part of the exclusion of tenancies of more than 21 years).

2) More detail and clarification of the guidance on household income and assets (see 3.4), in particular, more examples of household income sources that can be excluded and guidance added regarding known future changes to a household's income (see *Applicant Eligibility,* 3.4.1 to 3.4.4).

3) For Shared Ownership resales how to calculate the rent as a percentage of the unsold equity for inclusion in the 'Key information about the Shared Ownership home' KID-1 document (see *Model leases and Key Information Documents*, box after paragraph 11.3.8).

Ch 1 Shared Ownership – published 18 February

Change made to the Shared Ownership affordability assessment sign off sheet guidance (see *Affordability guidance*, 6.8.17 to 6.8.22) to clarify that Homes England's minimum requirement is just for the signature of the advisor and provider (the applicant's signature is optional). Guidance has also been added relating to the retention of information or documents that an applicant may provide. The sign-off forms in 6.8 have been updated to reflect this change

Ch 1 Shared Ownership – published 23 February

Summary guidance has been added on the sale of initial shares for Shared Ownership homes funded through the Social and Affordable Homes Programme (SAHP) 2026 to 2036 (replicated in *Funding principles*, 2.2 and *Leases*, 5.3.5). Note: this is an interim content update – see below for full guidance published on 31 March 2026.

Ch 1 Shared Ownership – published 13 March

Changes to the guidance on Key Information Documents (KIDs) to reflect the updating of the suites of KIDs that are to be used for Shared Ownership homes funded through either the AHP 2021 to 2026 or SAHP 2026 to 2036. See *Model leases and Key Information Documents*, 11.3 Note: CFG publication was supported by an email communication sent to providers (see annex 1) and key stakeholders to help us cascade the news regarding this update.

Ch 1 Shared Ownership – published 31 March

a) Addition of *Funding principles*, 2.3 on the initial sale of newbuild Shared Ownership homes funded through the SAHP 2026 to 2036.

b) Re-numbering of the sections that follow 2.3 (above).

c) Changes to the *Affordability guidance* (various paragraphs in 6.1 and 6.2) to account for the 2.3 guidance on initial sales (above). Minor amendments to the sign-off sheet guidance note and to the initial assessment sign-off sheet, see *Affordability guidance*, 6.8.

d) Change to the *Affordability guidance* to allow applicants to retain a higher level of disposable income to account for changes to their service charges (see 6.7.11).

Note: CFG publication was supported by an email communication sent to providers (see annex 2) and key stakeholders to help us cascade the news regarding this update.

Ch 3 Specialist Homes – published 18 February

Two changes made to update the client group description and tenancy length requirements for Rough Sleeping Accommodation Programme (RSAP) schemes to align with the government's new Homelessness Strategy and the Renters' Rights Act 2025 (see *Rough Sleeping Accommodation Programme – (RSAP)*, see 3.4.1 and 3.5.1)

Ch 4 Housing for Rent – published 20 February

Chapter updated to support launch of the Social and Affordable Homes Programme (SAHP) 2026 to 2036 and the new Rent Standard 2026 effective from 1 April 2026.

Ch 6 Programme Management – published 2 February

Chapter updated to support launch of the Social and Affordable Homes Programme (SAHP) 2026 to 2036.

Ch 10 Finance – published 23 February

Chapter updated to support launch of the Social and Affordable Homes Programme (SAHP) 2026 to 2036.

Ch 14 Strategic Partnerships – published 2 February

Chapter updated to support launch of the Social and Affordable Homes Programme (SAHP) 2026 to 2036.