

## Contact us



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# New Home Towns Delivering the Homes Britain Needs





# Foreword

To deliver the Government's ambition of 1.5 million new homes, Britain must build more homes faster and better.

Saibre Capital has established New Home Towns to deliver Steve Reed's "Build, baby, build" agenda, overcoming the land, permissions, skills and capital barriers and bringing a practical, investable and executable plan.

This is a national plan to get Britain building again, the New Home Towns programme will repurpose MOD land that once protected our country and now use it again to serve the national interest. Aligned with the expected outputs of the New Towns Taskforce, planning reform must be delivered swiftly, with a fast-track consenting route so the first new homes become available in 2027.

This is a national plan that supports growth, skills, home ownership and mixed tenure while protecting public value. It turns strong intent into throughput, at pace and at quality. We are ready to work with government, local leaders and industry to get Britain building again.

Social infrastructure comes first so new communities take root from day one. Homes are precision-manufactured to high energy standards, cutting bills and carbon. Mixed-tenure, multi-generational neighbourhoods within short travel distance of education, healthcare and employment will be low-carbon by design. Delivered across the country, the new towns will catalyse social mobility, create jobs and accelerate skills growth. Our plan to combine community, character and connection will create places of which the nation can be justifiably proud.

With Saibre Capital's backing and Government support, New Home Towns will crowd in £50 billion of private capital catalysed by Housing Fund grants and matched National Wealth investment. The approach is practical and investable.

Saibre Capital and its world-leading partners are the team to deliver this vision and strategy with a military mindset to secure the Nation's demand for New Home Towns.

A handwritten signature in black ink, appearing to read 'Andrew Turner'.

Andrew Turner CB CBE  
CEO, Saibre Capital



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*“So, it’s time to get Britain building again. It’s time to build one and half million new homes across the country. Opportunities for first time buyers in every community. New development corporations with the power to remove the blockages. New infrastructure to support families and communities to grow. Roads, tunnels, power stations – built quicker and cheaper.”*

*Sir Keir Starmer, 11 October 2023*

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*“Build, baby, build...I will leave no stone unturned to build the homes Britain desperately needs...move on to the next stage in unleashing one of the biggest eras of building in our country’s history...any additional cost on delivering new homes would be a backwards step...we need more, not fewer, homes to be built.”*

*Steve Reed, 9 September 2025*

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# Homes are at the Heart of the Government’s Ambition

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*“The existing planning system is too restrictive, slow and uncertain, which undermines investor confidence and means that the homes that we desperately need do not get built. We will overhaul the planning system to tackle the chronic shortage of homes and power up the economy...we must take tough action to tackle the housing emergency and build the 1.5 million homes that we need over this Parliament.”*

*Steve Reed, 19 July 2024*

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*“...collaboration isn’t the same as veto. It’s entirely legitimate for a democratically elected government to seek to implement the programme it was elected on. Politics is about negotiating for the common good. Those homes have to be built.”*

*Steve Reed, 5 October 2024*

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*“1.5 million safe and decent homes in this Parliament, and our ongoing efforts to protect leaseholders suffering from unfair and unreasonable practices.”*

*Mathew Pennycook, 9 February 2025*

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*“We will not be deterred. We will build 1.5 million homes over the next parliament. We will increase overall supply – that is crucial for long-term affordability. And we have an ambitious plan to deliver the biggest boost to social and affordable housing in a generation.”*

*Sir Keir Starmer, 25 June 2024*

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# Enabling 1.5 million New Homes this parliament

New Home Towns will progress plans in this parliament to deliver half a million new homes, **delivering the delta** to meet the government's target.

Integrated, modern, sustainable and affordable homes for Britain

50 New Home Towns with real character that people can be proud to call home

Mobilising the MOD estate with a new national interest

Applying a mission focus to resolve the UK housing crisis

Annotation: Contemporary housing similar to Dishforth New Home Town proposals

With military precision we'll deliver the plan to meet the housing target in full with a bold, coordinated and national effort. We will create integrated, modern, sustainable, and affordable communities that meet Britain's need for homes while setting a global benchmark for quality and innovation.

Mobilisation of the MOD estate, releasing surplus land for a new national interest and unlocking the nation's potential through social mobility and opportunity for all, is central to the endeavour. These strategically located sites, can be repurposed into next generation new towns. Land that once protected our country will now help propel the nation into the future.

Financing such ambition requires unlocking £50bn of private capital. With clear government leadership, a lead-investor role for the Housing Fund, housing association policy signals and strong partnerships, institutional investors can provide long-term funding. New home towns fast-tracked under the Nationally Significant Infrastructure Projects provision will ensure momentum is sustained throughout the programme.

At the same time, driving British engineering through advanced fabrication, kit of parts construction using the proven materials and design will place the UK at the forefront of modern housing methods, reducing build time, cutting costs, and significantly lowering carbon impact.

The programme is not just about homes, but also people and places. We will create multi-tenure communities supported by critical social infrastructure such as healthcare, education, leisure and employment space, creating jobs everywhere - in addition to jobs in construction, manufacturing, design and logistics. New Home Towns will stimulate regional economies and foster social mobility.

Delivered with a defence mindset – strategic, disciplined, mission-focused, and innovative - the programme will move at pace, under pressure and overcome hurdles with world class project management capability. The outcome will transform the housing landscape and leave a lasting legacy for Britain.





# Empowering Package of Policies to Align with Strategy

A package of policies that will unlock the national housing ambition

The Government has set a stretching but **achievable ambition**

The legislative and structural reforms are vital to enable **progress towards the targets**

A centrally directed plan is essential to gather the **momentum to deliver the ambition**

Greater effort is required to release the **right sort of land in the right places**

**Scaling wider infrastructure** – power, water, transport, communications – is also key

**Continued leadership from the top is vital to success**

There has been a decline in planning applications and permissions, hitting a decade low. This at a time when infrastructure capacity constraints, especially water and sewerage have severely impacted development opportunities. As a result, Government has now declared housing as a central plank of its ambitious social reform package.

The Government's integrated housing policy package includes the commitment to deliver 1.5 million homes in this Parliament. Swift reform of the planning and infrastructure is key to speeding up housing and critical infrastructure delivery. A National Planning Policy Framework will focus on growth and housing supply. The Affordable Homes Programme will ensure homes are fit for social and affordability targets. The National Housing Bank will help attract private investment, assisted by the Housing Infrastructure Fund to unlock

investment into new homes. The New Towns Taskforce will co-ordinate the next generation of new towns. But this is not enough.

1.5 million new homes over this Parliament is bold and needs equal energy to bring it to life. Continued central leadership, ruthless focus on the targets, relentless pursuit of partners, persistent smashing of barriers and central direction are crucial if the targets are to be a new way of doing things.

Planning reform, mandatory local targets, brownfield-first development and controlled release of 'grey belt' land are key, but no new green-belt development is required. New towns will evolve through the New Towns Taskforce and revived Development Corporations with upfront public investment in infrastructure, and partnerships with private developers, all underpinned by design codes and sustainability requirements.

The Government has the land necessary to achieve its targets without unwanted greenfield development. However, to hit these the country will need to up its game and deliver consistently against a set of centrally directed and managed housing targets. This will need swift implementation of the Planning and Infrastructure Bill. But after this, the Government needs a master plan for delivery which Saibre Capital and New Home Towns will provide.

A national plan is essential for success. Without it, the 1.5 million home ambition is out of reach. With clear targets, stronger planning, and integrated infrastructure, housing delivery can drive growth, widen home ownership, and secure the country's future prosperity.

# Knocking Down Barriers, Getting Britain Moving

Addressing national shortages of land, permission, skills & capital

Repurposing Ministry of Defence land for a new national interest

Bringing £75bn of capital to deliver the programme (£50bn private capital + £25bn Government)

Minimising the skills gap by using World-leading technologies & techniques

Trail-blazing the Government's vital planning reforms to get building quickly

Knocking down the barriers to deliver half a million homes requires bold action across land, planning, finance and skills. This proposition requires support from Cabinet and leadership from the Secretary of State for Housing, Communities and Local Government.

The crucial first step is to secure the agreement of the Secretary of State for Defence for the release surplus MOD land for development. New Home Towns estimate that approx. 65,000 acres of MOD land is substantially under-utilised and could help deliver Government's priorities.

Revitalising decaying sites with an injection of cash and technology will create over 50 new high-tech communities, jobs across the country, social mobility and the opportunities necessary to propel the United Kingdom forward.

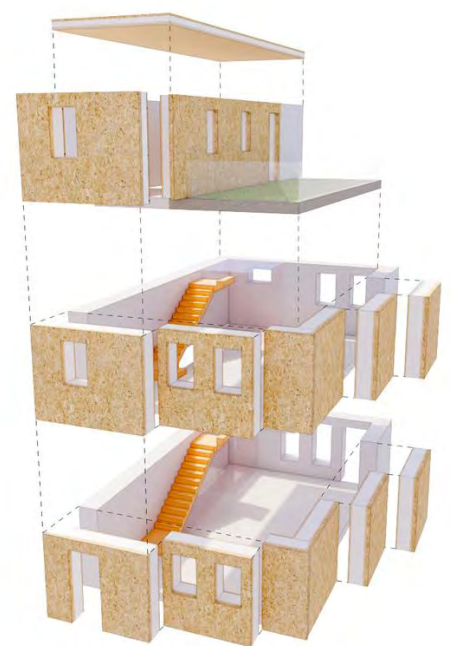
New Home Towns proposition will act as a talisman for the Government's housing plans and a trailblazer for its planning reforms. A strategic and national plan is the way to deliver the policy. We need planning processes to be streamlined, red tape to be removed and permissions granted rapidly so projects can move into construction quickly, avoiding costly delays.

A generous Government Housing Fund investment, matched by the National Wealth Fund will catalyse the market where we will crowd in £50bn of capital. We will draw on the Mansion House Accord to help deploy safe, onshore private capital that will deliver healthy long-term gains for our pensions spreading risk and accelerating momentum.

Adoption of world-leading technologies, digital design tools and off-site manufacture of structural insulated panels will allow us to assemble houses which will be water-tight in a fortnight. Leveraging Modern Methods of Construction allows us to deliver at scale in spite of nationwide construction skills challenge.

Homes will be of exemplary quality, attractively designed and aspiring to passive house levels of performance meaning significantly reduced energy bills. Scaling up our systemised approach to housing design and delivery provides an opportunity to drive down the price point of a home. Our homes are lightyears ahead of flimsy post-war prefabricated houses establishing a new paradigm.

This proposition will deliver the Government's housing ambitions – a national plan, the MOD estate, modern techniques, private capital and exceptional quality are the keys to success. This approach will smash the barriers and deliver the homes Britain urgently needs.



*Precision manufactured homes, driving down energy costs and enhancing resident wellbeing.*

# Road Map

## Converting mandate into homes

These Nationally Significant Infrastructure Projects need Cabinet approval. An NSIP fast-track for designated New Home Town pilots, a standard lease model and a national social infrastructure shall prepare the first sites as pathfinders to ensure success.

Subsequent phases will be being prepared in parallel for consent and delivery. Before mid-2026 capital is closed, enabling works prepared, and manufacturing lines commissioned with existing modular providers for the pilot sites. In 2027 the programme shifts into multi-dimensional delivery phases with the first homes available before the end of 2027 including all necessary social infrastructure, transport and utilities services in place.

Period	Key Milestones	Critical Dependencies
 Nov 2025	Government Support Secured	<ul style="list-style-type: none"> <li>Cabinet approval, blueprint endorsed, New Towns Taskforce alignment, New Home Towns consortium partners identified.</li> </ul>
 Dec 2026	MOD Land Commitment Confirmed	<ul style="list-style-type: none"> <li>Sites identified, heads of lease terms agreed, existing site data secured.</li> <li>Arcadis national masterplan, pilot sites and phasing into tranches.</li> <li>Investors and national wealth fund commitment.</li> </ul>
 Q1 2026	Anchor Capital Secured and Programme Model Agreed	<ul style="list-style-type: none"> <li>Anchor investors signed, New Home Towns model agreed, private capital lined up, gigafactory procurement initiated, preparation for pilot planning permission.</li> </ul>
 Q2 2026	Pilot Towns Planning and Enabling Approvals	<ul style="list-style-type: none"> <li>Pilot permission approved (NSIP or new fast-track permissions route), enabling works procured, national masterplan validated (social infrastructure, utilities validated).</li> </ul>
 Q3 2026	Pilot Towns Delivery Commences	<ul style="list-style-type: none"> <li>National framework strategy embedded and partners engaged, pilot construction contracts signed, enabling works underway.</li> </ul>
 Dec 2027	First Homes Delivered Expansion already started into Subsequent Tranches	<ul style="list-style-type: none"> <li>Pilot homes completed with social infrastructure, tranche 2 capital close, tranche 2 planning secured.</li> </ul>
 2028 onwards	National Delivery Strategy Fully Implemented	<ul style="list-style-type: none"> <li>Programme scaling to deliver 0.5 million homes, modular supply chain expanded, Phase 3 planning and enabling underway.</li> </ul>

# New Home Town - Dishforth

A template for a vision-led affordable, sustainable next generation New Town



# A Strategic Plan to deliver the Nation's Housing

The creation of 50 self-sufficient 21st Century New Home Towns through

Securing Cabinet support for the National Housing Plan in Q4/25

Securing the MOD estate as the chrysalis of future communities by Q4/25

Securing grants, debt-financing and capital from Q1/26 onwards

Locking in suppliers – opportunity for all within and across the sector from Q1/26

Securing planning approvals in principle and then in detail by Q2/26

Building out the plan – sequencing, scaling and selling from Q3/26

If the Government's targets are to be met, a strategic plan is needed; Saibre Capital and partners have that plan.

Our plan requires the support of the Secretary of State for Housing, Communities and Local Government and Cabinet and as soon as possible. The Cabinet is necessary because our plans support various Departments in some way. The plan would be delivered by, with and through MHCLG and the Housing Minister with whom we would work intimately to frame the optimum approach and deliver our plan.

Central to success is to secure land freedoms from the MOD. Repurposing disused airfields and forgotten corners of the MOD Estate will enable land that once protected our country the opportunity to project the nation into

the future. We will work with MOD to secure the right places and spaces that work for all.

We will work with all planning authorities to accommodate New Home Towns with the optimum design, full social infrastructure and a generational cross-section of residents. Each will function as places of work for some and modest commuting distances for others.

We will ensure all existing home builders will have work share in this enterprise. We want to assemble homes on site, made from a panels and components manufactured in a series of local gigafactories that are highly automated. Bringing high-tech skilled jobs across the nation and can be re-purposed into light industry.

We will work closely with those for whom the homes are destined – first-time buyers, housing associations, Build to Rent investors, even the MOD will be a customer. It is vital that our supply of homes is tailored to the demand to avoid surplus anywhere.

We will raise private capital on the back of a significant Housing Fund grant and matched National Wealth Fund investment. We will ensure that homes are affordably and attractively priced, that housing associations stock is increased and those who want to buy off plan.

The New Home Towns is practical, investable and distinctly a Great British enterprise.



# New Home Towns, Affordability at the Core



**Resilient mixed tenure  
mixed demographic  
communities**

**Healthy and adaptive  
buildings and places**

**Beautiful affordable  
neighbourhoods**

**Homes exactly matching  
the Government's ambition  
for New Model Towns**

**World class workplaces,  
modern industrial hubs**

Our New Home Towns will be industry-anchored, net-zero-ready communities of 5,000–25,000 homes that revive Britain's model-town tradition for a new economy. Like Saltaire, Bournville and Port Sunlight, each is built around or near to employers with handsome streets, parks, schools and civic buildings delivered early to spark pride, belonging and productivity from day one.

The proposition is simple: pair world-class workplaces with beautiful, affordable neighbourhoods and reliable local transport; secure cheap, clean power; and hard-wire high design standards through a binding town design code. Homes span tenures and life stages, enabling key workers, families and later-life living to thrive side by side. A dedicated development corporation assembles land, captures uplift and phases delivery; an anchor skills partnership aligns colleges

and apprenticeships with the each town's specialism, from advanced manufacturing to life sciences and digital technologies.

Energy and utilities are planned first: on-site renewables, storage and private-wire networks backed by firm grid connections. Adoption of Advanced Modular (Nuclear) Reactors will become viable as local energy sources. Streets are walkable and green, with everyday needs within fifteen minutes and safe cycling as default. By uniting good jobs and great places, our towns turn investment into long-term value - modern exemplars that honour our reforming heritage while building the productive, low-carbon Britain ahead. It is practical, investable and distinctly British today.



# Sustainable Homes, New Skills Revolution

High performance homes, cutting bills, carbon and improving comfort and health

Industrialised construction with predictable quality and shorter build durations

New partnerships and delivery models to ramp up housing delivery

We standardise the unseen and celebrate the visible. A common modular chassis for envelopes and building services enabling volume and quality. Elevations, materials, and streetscape are varied through the town design code so places feel authentic. Fabric-first envelopes, smart ventilation, and efficient services target EPC A and resulting in significantly reduced overall energy demand. Shell assembly for a typical home is targeted at circa two weeks once production lines mature, with finishing and commissioning on predictable repeatable programmes. Local SMEs and trades will be contracted for installation, finishing, and maintenance so value and jobs are retained locally. Data from commissioning and early occupation feeds a continuous improvement loop across future New Home Towns.

Industrialised construction is the route to pace, quality, and affordability at scale. Combining precision-manufactured, machine automated envelopes with standardised service kits and local finishing to deliver homes that are quiet, warm, and economical to run. The systemised construction process is designed for repeatability where it matters and for choice where it counts.

Carbon negative build will lock up carbon for the long term. we will deliver biodiversity net gain and nutrient neutrality across all New Home Towns. We will manage the land for the long term, planting trees for their offset and delivering public access and recreation for the local community. Biodiversity offsets and new forest towns with trees will be part of the plan and not an afterthought.

We will establish regional manufacturing lines and local assembly hubs near the first wave of New Home Towns, each paired with a college-led skills partnership that delivers apprenticeships and mid-career retraining in modern construction, electrical and mechanical trades, and energy systems. Procurement rewards SMEs that commit to training and first-time quality. The result is a pipeline that cuts delivery time, stabilises cost, and raises standards while creating thousands of skilled jobs across Britain.

# Crowding-in £50bn of Private Capital with £25bn Government Grants

Mobilising the Mansion House Accord to secure safe, onshore capital

A large portion of offtake to social housing associations

Direct off-plan purchases within the affordable homes scheme

Multi-tenure and assisted living throughout New Homes Towns

Education, residential and commercial facilities across the estate

A deal structured for all parties to win

25 year returns at >5% for investors

Investment backed Living communities, Leveraging UK public sector pension funds

Delivering half a million homes is a bold ambition that requires substantial volumes of capital. The Government will lead investment, signalling stability and commitment to the enterprise, catalysing private investment. Private investment will leverage the Mansion House Accord, deploy national wealth into national programmes. The lengthy tenure will assure investor returns, but at modest rates appropriate to the asset class.

Off take will be channelled heavily at social housing offerings from all housing associations. Regional planning authorities and mayors will be crucial to leading this uptake. Approximately 40% of the total volumes will be channelled at this guaranteeing investor returns long into the future.

Off plan purchases will be enabled from the outset to begin to redeem the capital investment. Prices will be sensitive to local market conditions so there will necessarily be a gradient of subsidy across the nation. Prices will be set to trigger social and regional mobility towards opportunity – families, work, academia, environment.

Build to rent will be a core proposition within the available tenure mix and will be where the greatest investor returns, over the long-term, will be accrued. Each site will have a tailored mix of opportunity that will enable the financial model to be flexed at the strategic level. At the heart of this will be 50,000 new homes for MOD servicemen and women.

Other Government Departments (notably DfE and DHSC) will require facilities to support the New Home Towns. Capital to secure these facilities will be drawn down and back from these Departments.

Commerce will seek to acquire the town centre properties for high street functions and light industry. Each will be substantially self-supporting for employment and these facilities will be acquirable off plan, again offsetting the initial capital injection.



# A World Class Team

200 years  
and £500bn  
housing  
expertise

200 years in  
infrastructure  
capital

At the  
leading edge  
of technology

From the  
heart of the  
MOD



**Saibre Capital** creates and grows businesses with innovative, agile and transformational solutions to address the Nation's most pressing challenges – strategic capital facilities, breakthrough technological advancements and World-class leadership teams delivered at pace with precision. It is a pioneering group of experts drawn from finance, technology, commerce and government that will transform CapEx challenges to OpEx opportunities, deliver visionary commercial solutions, drive productivity gains, reduce capital expenditure and boost UK growth at home and overseas.



**New Home Towns** is a national housing delivery company that has attracted World-leading infrastructure partners, novel and private capital facilities, has experience in government, finance, housing and deal-brokering areas and has strong and tested leadership in the private and government sectors. New Home Towns will operate a series of subsidiary businesses through which half a million new homes will be delivered.



**Arcadis** is a leading global partner driving some of the most transformative projects of our time. We help clients make sustainable choices by combining digital innovation, human expertise, and future-focused skills across environment, energy, water, buildings, transport, and infrastructure sectors. Taking design, engineering, architecture and consultancy to the next level, we use data-driven insights to co-create environments that reflect our clients' business and stakeholder needs. With 36,000 people, we unite global expertise to tackle challenges like climate, energy security and diversification, and livable cities, improving quality of life through our presence in 30+ countries. In 2024, we achieved €5.0 billion in gross revenues.



**MTC** The Manufacturing Technology Centre solves business challenges and accelerates solutions. Involvement in +400 commercial projects each year, their 450+ engineers have an almost endless depth of expertise. They create the most powerful partnerships, with the collective ability to solve the greatest societal challenges or ignite the previously impossible advances. Sustainability is at the forefront of everything MTC does. It sets industry standards, influences thinking and drives technology into solutions.



**Cheyne Capital** was founded in 2000 by Jonathan Lourie (CEO & CIO) and Stuart Fiertz (President). Cheyne is a leading alternative investment fund manager investing across the capital structure, focusing primarily on corporate and real estate assets. Secure strategic finance for home building.



The **Forestry Commission** is a non-ministerial government department responsible for the management of publicly owned forests and the regulation of both public and private forestry in England. It implements forest policy in England, focusing on expanding, protecting, and sustainably managing trees, woods, and forests.



**Delivering  
the Homes  
Britain Needs**