Futures Housing Group

Building the homes our communities need

Highlights of Futures' development strategy 2026-29



www.futureshg.co.uk

Introduction

Over the next three years we'll continue to build hundreds of new affordable homes across the East Midlands, focusing on the places where we already work and know our communities well. This document shares ten key highlights from our development strategy and sets out how we'll provide more quality homes for families, while making sure they're well designed, affordable to live in and built to standards we're proud of.

As part of setting our plans for the next few years, we spoke to customers who live in our new build homes so they could share their views on our goals, making sure their voice was heard. As well as looking at our plans, we also asked them what they think every Futures home should have so we know what we're getting right and what we could change. All customers said how important a nearby or private parking spot is, and families with children said having plenty of storage inside was really helpful.

We'll continue to use customer feedback to help shape what we build and use every scheme as an opportunity to learn. We'll also continue working closely with local authorities, contractors and Homes England (who help fund a lot of our schemes) so we can build the right homes in the right places. Quality will always come first, so we won't hand over homes until they meet the standards our customers deserve.



Anthony Holt

Director of Development & Asset Maximisation



Ten key highlights



1 More homes for families

We know there's a shortage of affordable housing for families, so we'll focus on building affordable family homes.



2 Homes in places we know well

Our goal is bold – around 220 new homes each year, with at least 200 of these being affordable. These homes will be in our agreed geography where we can look after them with our own Repairs team.



3 Quality over quantity

While we're aiming to deliver around 220 homes a year, we won't compromise on quality. We only want to deliver homes of the highest standard and we're not afraid to delay delivery if they don't meet our standards.



4 The right mix of new homes

We'll use a mix of approaches to build new homes, helping us deliver more affordable housing while maintaining quality.



5 Working with trusted partners

We'll continue working closely with local authorities, Homes England and other partners so we can build the right homes in the right places and make the most of available funding.



6 Comfortable and affordable homes

We'll build to the Future Homes Standard, meet larger space standards where possible, and provide homes that are well designed, energy efficient and affordable to live in, helping customers stay warm and reduce household bills.

Ten key highlights



Shaped by customer feedback

Customer feedback will influence the homes we build, and we'll continue listening to customers so we can keep improving our developments.



Making sure money is spent wisely

We'll carefully manage our finances so we can continue investing in existing homes and building new homes.



Investing in more affordable homes

Money generated through property sales is reinvested to help deliver more affordable homes for people who need them.



Keeping standards high

Every development is closely monitored to make sure homes meet our standards for quality, safety and value before they're handed over to customers.



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