COMMUNITY INVESTMENT CONFERENCE 2026

HACT

COMMUNITY FOCUSED REGEN AND DEVELOPMENT

MEETING ROOM 8

Sian Whyte, **The Young Foundation**

Marcus Hulme, **Places for People**

Guy Rochez, **Town**

Sahil Khan, **Peabody**

Community Focused Regeneration & Development

Marcus Hulme, Director of Places impact

Customers should be able to settle at home, live well, and realise their potential.

John Belcher, Founder and CEO, South Yorkshire Housing Association

...To be a force for good

John Foulerton, North British Housing

Housing is not enough

Fr. Basil Jellicoe, St. Pancras Housing

People need roots

Irene Barclay, St. Pancras Housing



Because Community Matters.

We want to be and be known as, the UK's leading Social Enterprise.
We change lives by creating and supporting thriving Communities

We'll create and support thriving Communities by...

01 Managing Communities

Looking after the quality and safety of homes and places — whether ours or our Partners'.

Aspirations

Customers
5m

Social Value
£1bn

Engagement
85%

Effort
5

Brand Health
80%

Profit
£200m

02 Developing Communities

Looking after the quality and safety of homes and places — whether ours or

How to win

Customers – We exist because of our Customers, we always do the right thing.

People – Engaged, developed, and trusted People.

Effortless – Ensure an effortless experience for People, Customers, and Partners. Remove barriers and improve service.

Growth – Unlock growth, balance social good and commercial outcomes to deliver more Communities.

Brand – Build the brand from the inside out, unleash a respected and trusted brand, lead the sector to ensure there's a fair external narrative.

Sustainability – Fulfil our social responsibility; balance economic, environmental, and social needs to improve the lives of current and future generations.

03 Helping Communities

Supporting education, health, wellbeing, employment, and inclusion.

Aspirations

Deep understanding of our Customers.

User-led experiences and data-driven decisions.

People development with laser-focus on D&I.

Trusted and collaborative Partnerships.

A pipeline of funding and developments.

Excellence in end-to-end delivery.

Key statistics 25/26

13,000 - People

287,000 - Homes (owned & managed)

2,509 - New Homes (developed)

£678m - Social Value



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What we do



Housing and Communities



New Homes



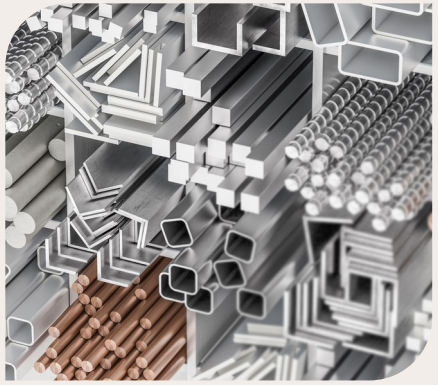
Property Management



Fund Management



Leisure, Health & Wellbeing



Procurement Hub



PfP Thrive

60 partner orgs
or 3,500 learners



PfP Foundation

Social Impact

We are the UK's leading social enterprise. We own and manage more than 270,000 properties and 100 leisure centres across the UK. Social impact is central to our ambition of creating and managing thriving Communities.



2025/26 Impact Highlights	
£677.7m	total social value generated across our housing, leisure and social impact initiatives
£654k	cash and in-kind support leveraged through our supply chain social value
10,000+	Customers supported by our direct one-to-one holistic support
£4.6m	secured in unclaimed benefits and additional income for Customers through our money advice service
364	grants distributed, totalling £1.3 million, to local Community partners and projects, including through our Places Foundation
8,529	people who were experiencing or at risk of homelessness supported





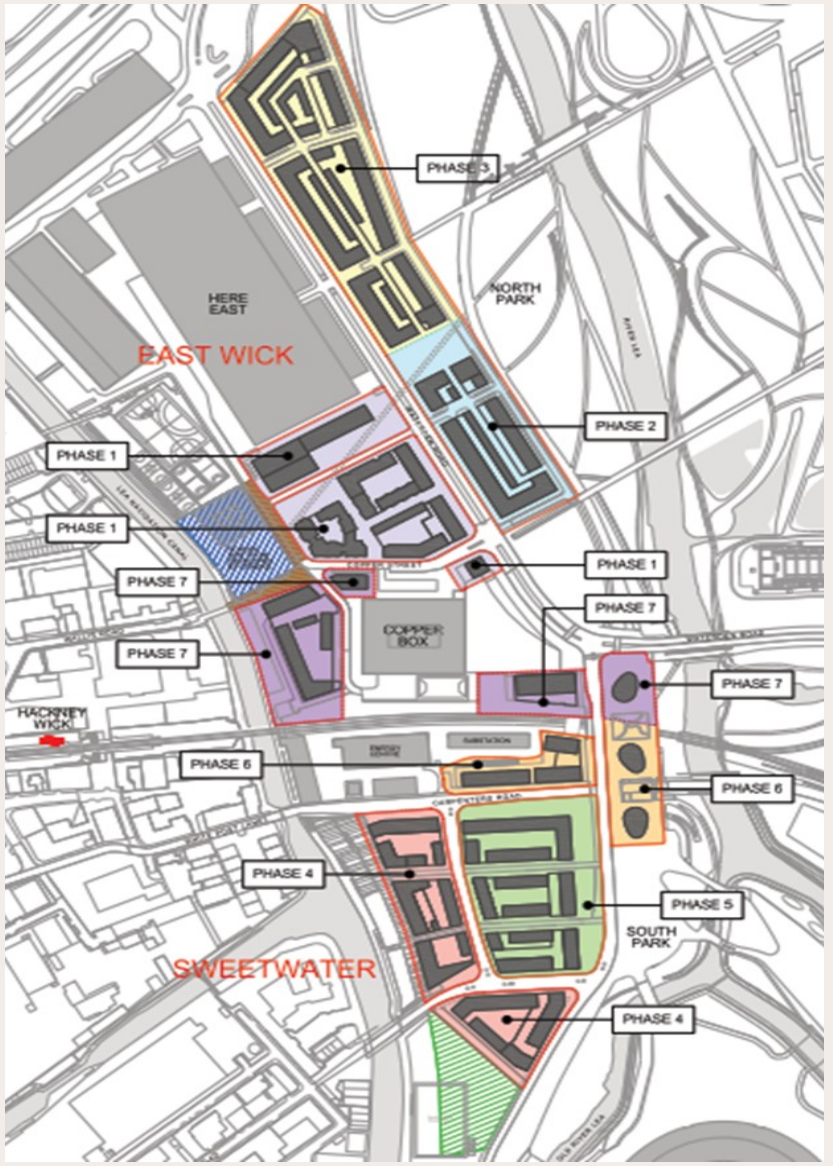
Case Study: East Wick & Sweetwater











Case Study: The Meadows, Hounslow



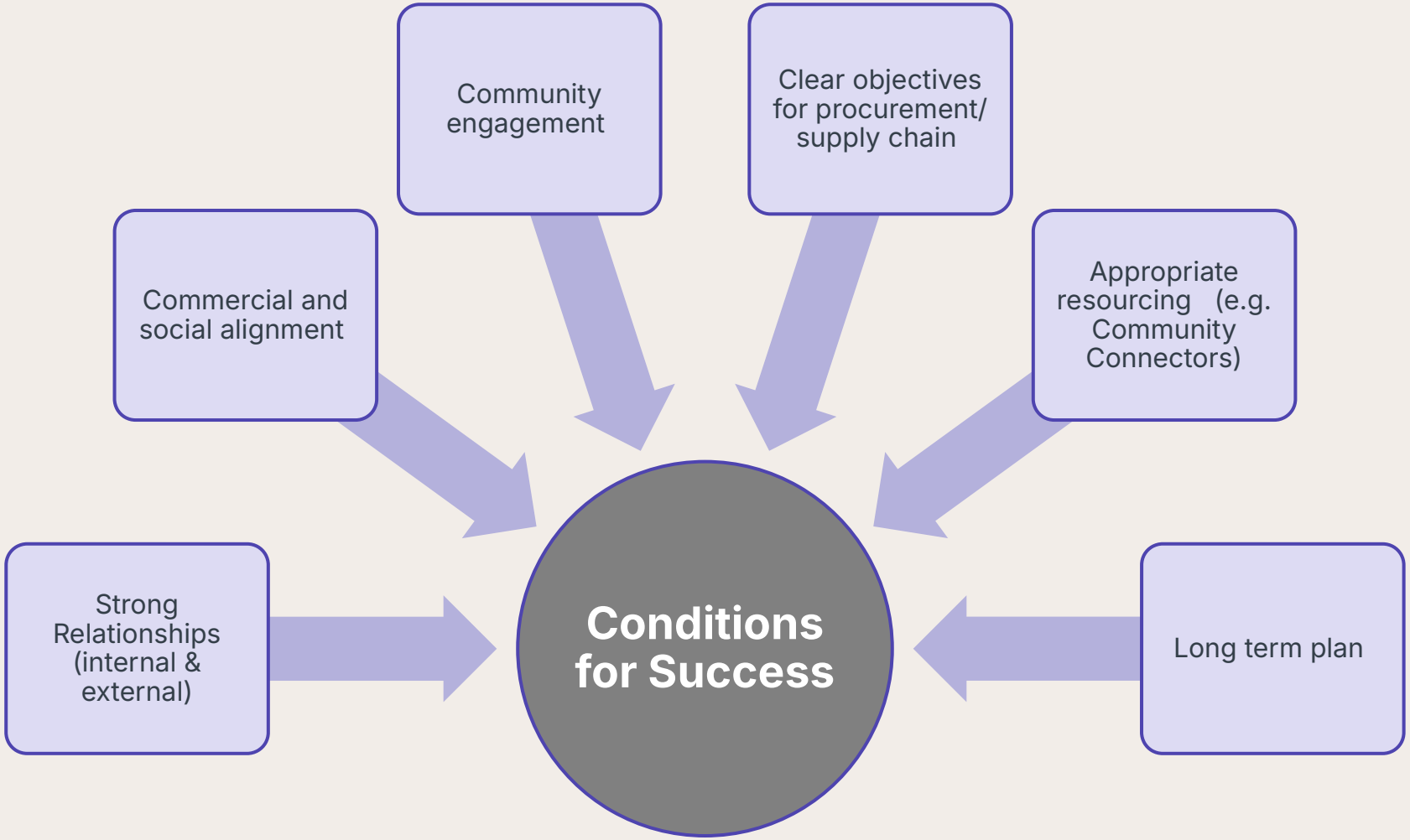


Case Study: Gilston Park Estate





Conditions for Success



Panel discussion

Sian Whyte, **The Young Foundation**

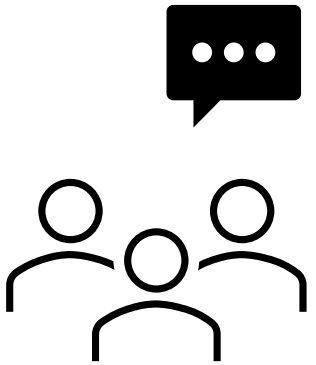
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Reflection in the room

1. What excites you about these approaches?
2. What scares you?
3. What unlocks ‘readiness’ to adopt these approaches for your organisation and communities?



8 mins