

Habiko announces 228 low carbon, low energy affordable homes in West Midlands

Solihull becomes the next step in Habiko's growing nationwide pipeline, following the announcement of new homes in Chester and Warrington at the end of 2025.

February 2026 – Habiko, the affordable homes partnership between Pension Insurance Corporation (PIC), Muse and Homes England, has identified a site in Solihull for 228 new low-carbon, low-energy affordable homes. The location is Habiko's third, following the announcement of new homes in Chester and Warrington at the end of 2025, bringing the total number of homes to around 820.

The new homes will sit within the wider Holbeche Place masterplan, approved by Solihull Council earlier this month. Muse has been working in partnership with Solihull Council since 2023 to develop the transformational mixed-use masterplan. The new neighbourhood will deliver a balanced mix of homes of various tenures, space for independent retailers and local amenities, and two new public spaces to create a lively destination for Solihull.

Forming one phase of the wider town centre redevelopment, Habiko will bring forward 228 affordable homes that complement and support the broader mixed-tenure vision for Holbeche Place. Working with architect Howells, the new homes will include a mix of one- and two-bedroom apartments in a well-connected location on the edge of the town centre, close to shops, amenities and local transport links including the future HS2 Station.

In line with Habiko's mission to create greener, healthier and friendlier homes, the partnership will engage with local stakeholders in shaping the proposals. Community conversations will commence on 18th February, in preparation for planning submission later in the spring.

The location represents a significant opportunity to introduce high-quality, low-carbon, low energy affordable homes that support the aspirations of the wider masterplan and respond to local need.

Habiko is setting a minimum of 75% affordable homes for rent, with an overall target of up to 100%, for those whose needs are not met by the market. The partnership aims to deliver 3,000 affordable and sustainable homes over the next 12 years, equating to around £1bn in terms of completed value.

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Affordable housing tenures will be set according to local housing demand, with Discounted Market Rents set at a minimum of 20% below the local market rate to help people access quality, energy efficient homes with low carbon emissions.

James Agar, Head of Real Estate Origination at PIC, said:

“Following the announcement of our first two locations at the end of last year, we’re excited to be introducing Habiko to communities in Solihull. Habiko is made possible by the strength and expertise of our partners, and we remain committed to championing the value of collaboration through effective public-private partnerships. With each new location, we’re strengthening our impact and accelerating the delivery of inclusive neighbourhoods that are rooted in the needs of local communities.”

Lisa Gledhill, Managing Director for National Partnerships at Muse, said:

“Bringing Habiko to the West Midlands is an important moment in our long-term commitment to creating places that genuinely lift the prospects of the people who live in them. Across every location, we’re focused on working with local partners, connecting people to local jobs, and ensuring that the benefits of investment are felt by the communities who call these places home. Solihull has all the ingredients of a thriving, well-connected town, and we’re proud to help shape its next chapter by introducing high-quality, affordable homes that put people first.”

Stuart Dawkins, Assistant Director - Lending and Origination at Homes England, said:

“Habiko’s third location marks an important milestone, extending our mission further across England. It’s encouraging to see continued progress as we work to create friendlier, healthier, and greener places where communities can thrive. With around 820 homes now in the pipeline, we’re proud of the momentum building and look forward to progressing this journey alongside our partners.”

Muse will be hosting an in-person Community Conversation event Unit 12, Mill Lane, Solihull, B91 3AX between 10am and 3pm on Wednesday 18th and Saturday 21st February 2026. The Solihull community is invited to come along or visit holbecheplace.co.uk and share their views on the proposals.

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About Habiko

Habiko is a joint venture made up of three partners; Pension Insurance Corporation (PIC), Muse and Homes England. Habiko aims to deliver 3,000 affordable and sustainable homes for rent over the next 12 years, equating to around £1bn in terms of completed value.

Habiko is targeting up to 100% affordable homes for rent, with 75% as a minimum, for those whose needs are not met by the market, with rents set at 20% below the local market rent. Habiko will become self-funding over its 12-year lifespan and aims to diversify the supply chain for future efficient housing developments.

The homes will be built across England in areas of high demand for this type of housing. The developments aim to create social value for these communities, including boosting the local economy through job creation and new skills to drive green innovation. The homes will be in accessible locations, close to employment opportunities and be designed to help residents save money on their energy bills.

www.habiko.uk

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