



Homes &
Communities
Agency

New Models for Affordable Housing

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Who we are



Homes and Communities Agency

‘The National Housing and Regeneration Agency.’

- Established 1 December 2008
- Combined :
 - Investment function of the Housing Corporation
 - English Partnerships
 - Regeneration elements of Communities and Local Government

Our vision

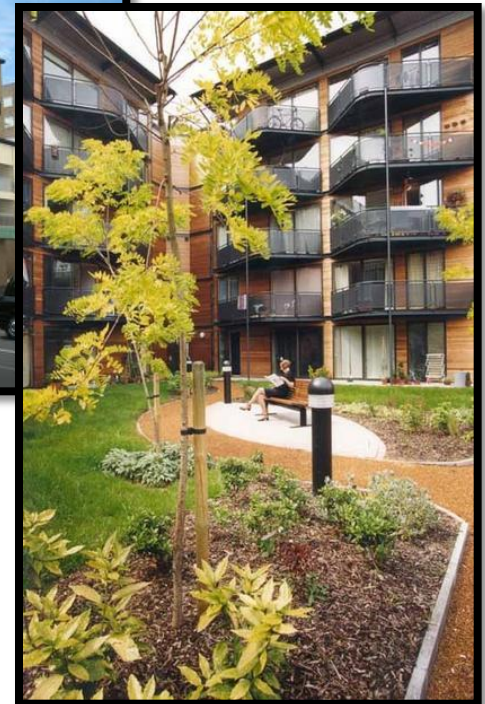
To create opportunity:

- For people to live in homes they can afford in places they want to live
- For local authorities and communities to deliver the ambition they have for their own areas
- A national agency that works locally...



What we do

- Growth
- Affordability
- Renewal
- Sustainability



Our Corporate Plan



Responding to the Market Downturn – What We've Done Already

- £1.2bn brought forward to invest in housing and regeneration
- Flexible grant rates
- Tailored packages for individual partners
- Clearing House
- HomeBuy Direct
- Harnessing HCA land to facilitate affordable housing
- Private Rented Sector Initiative



Budget 2009



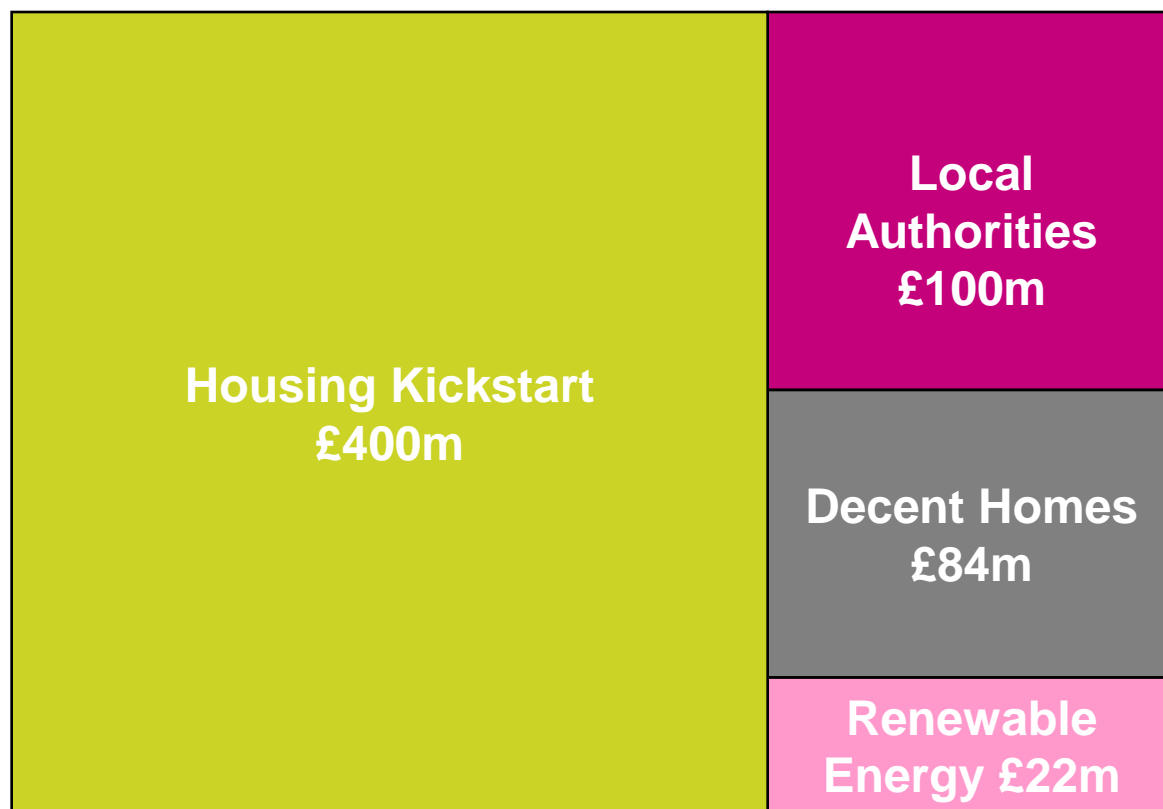
- £600m to stimulate housing development and boost capacity in the house building industry
- £400m for the HCA Kickstart programme to unlock stalled sites;
 - Investment support for infrastructure and development costs
 - Additional support for HomeBuy Direct
 - Support for affordable housing
- £100m for LAs to build homes for social rent at higher energy efficiency standards
- £100m for Cavity wall insulation & low carbon heating

Kickstart
Housing Delivery
Unlocking
stalled sites

Responding to the Market Downturn – the Budget Package



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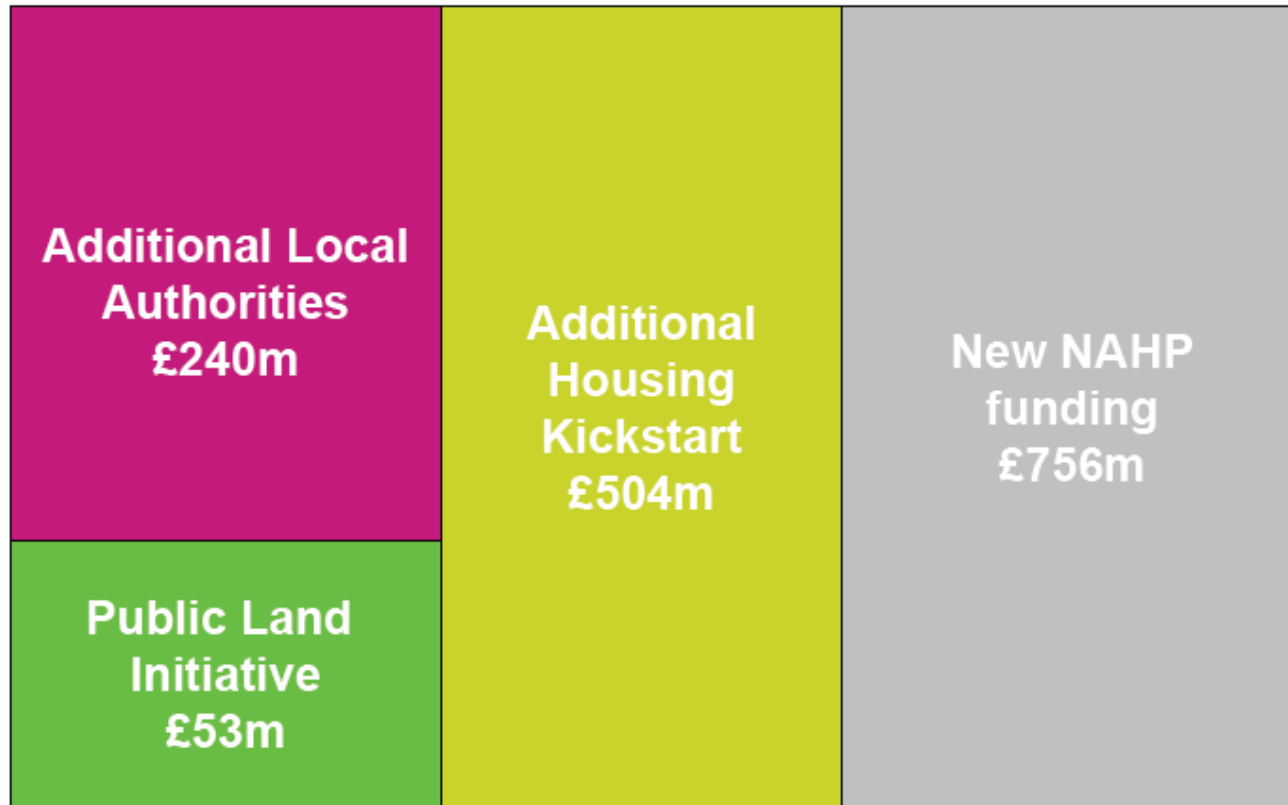
Pledge announcement: Building Britain's future



- An additional £1.5bn invested over 2009/12 period to deliver 20,000 new additional homes for social rent
- Expansion of the NAHP to deliver 12,500 new homes
- Expansion of Kickstart delivering an additional 13,000 homes of which 4,000 will be affordable
- New role for LAs, to deliver up to 3,000 additional council homes



Responding to the Market Downturn – the Housing Pledge



Housing Stimulus Programme Delivery

Key Dates



	Bids In	Bids Announced	Due Diligence / Contracts	First Starts on Site
RSL	Continuous	Continuous	Continuous	Q2 09/10
Kickstart 1	15/06/2009	31/07/2009	31/10/2009	Q3 09/10
Kickstart 2	30/09/2009	30/11/2009	30/01/2010	Q4 09/10
LA New Build 1	31/07/2009	29/09/2009	31/10/2009	Q3 09/10
LA New Build 2	30/10/2009	15/12/2009	15/02/2010	Q4 09/10
Public Land*	Q2 09/10	Q3 09/10	Q3 09/10	Q1 10/11

* Detailed plans for Public Land Initiative in development

Kickstart Programme

- 2 Bidding Rounds 2009
 - Mixed tenure sites
 - Planning consent
 - Investment support
 - Loan
 - Equity Investment
 - Gap funding
1. Homebuy Direct
 2. Affordable Housing



Kickstart Shortlisted Projects - Investment

- Investment type
 - Loan £127m
 - Equity £282m
 - Gap £166m
 - HBD £81m
 - NAHP £259m

Kickstart Shortlisted Projects

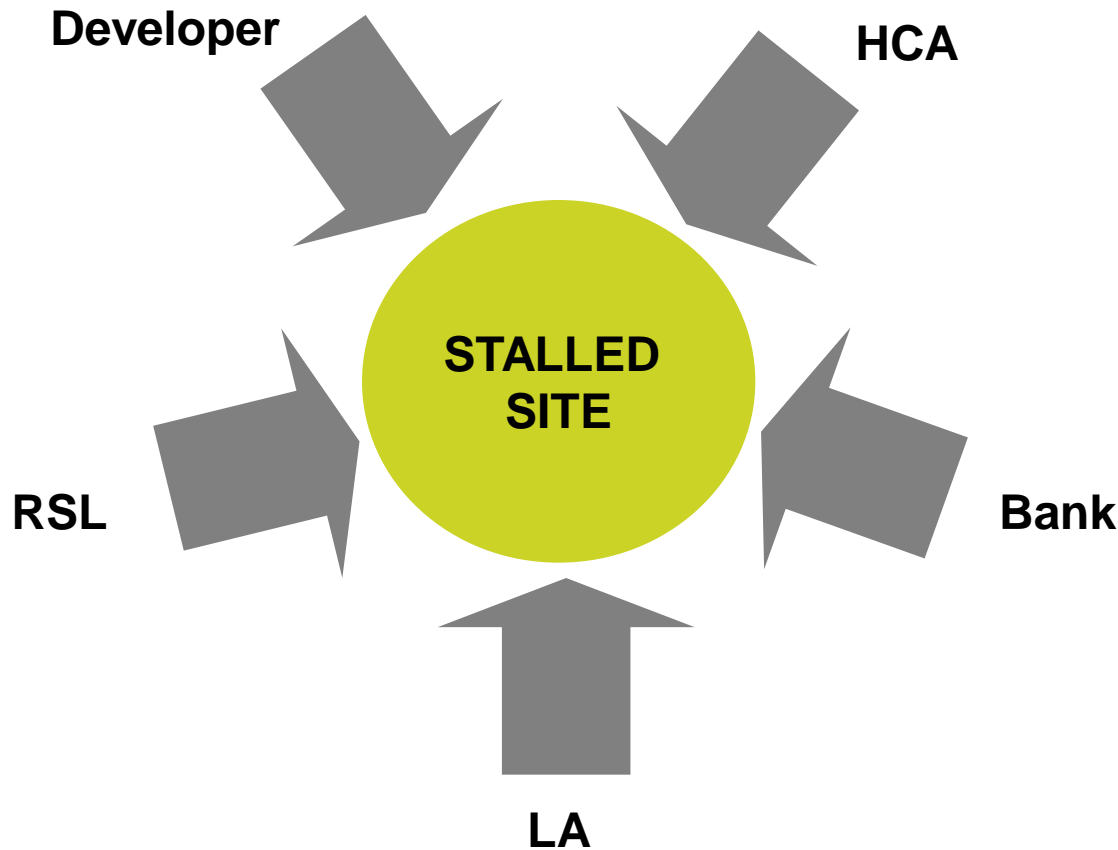
– Design / Quality

- Code for Sustainable Homes
 - CL3 154 projects
 - CL4 9 projects
 - CL 5/6 3 projects
 - Another 20 projects EchoHomes “Excellent” or “Very Good”
- Building for Life
 - Gold 24 projects
 - Silver 73 projects
 - Less than 14 points - 45 projects

Responding to the Market Downturn – Bringing Partners Together



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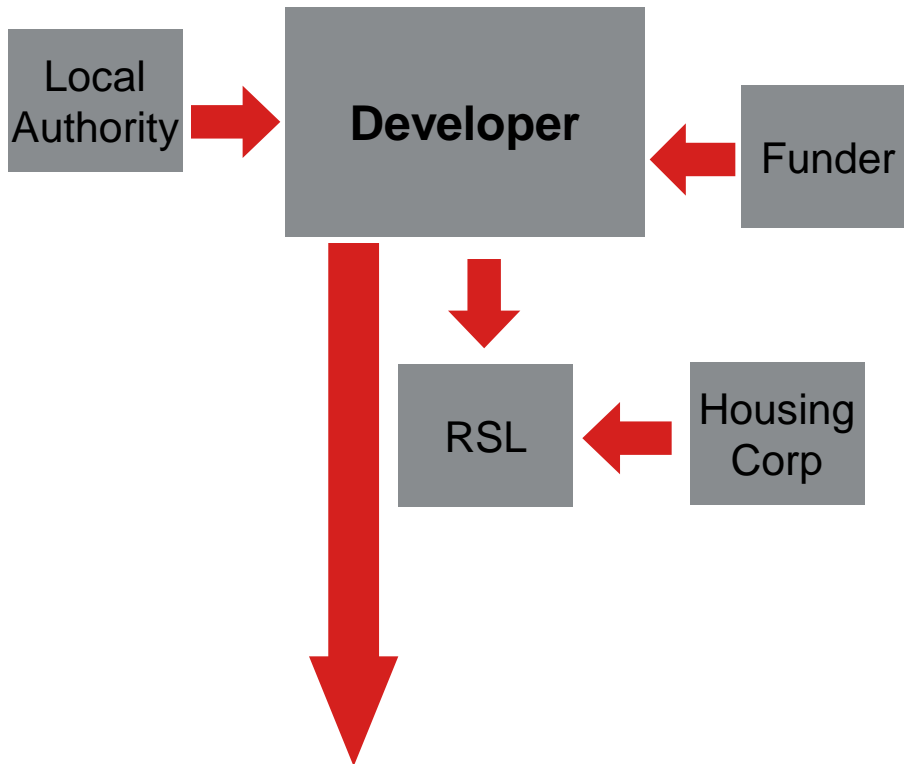


Financial Transparency

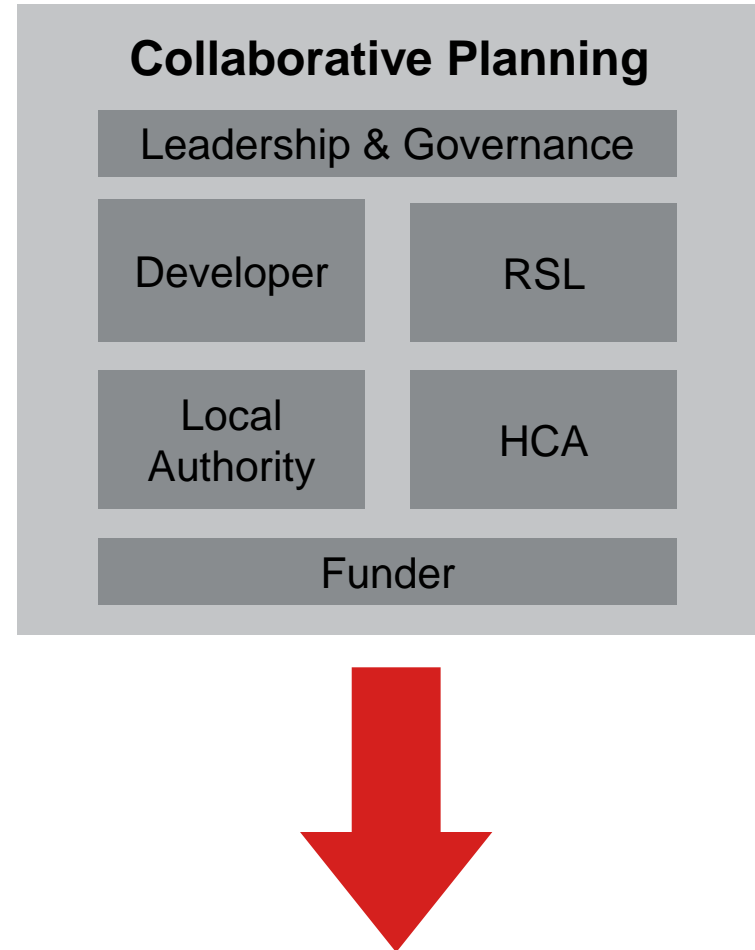
Delivery on basis of shared risk & reward



A need to move from this:



To this:



Thriving communities, affordable homes

Housing Pledge and Public Land Initiative



- The Housing Pledge provides resources for the Public Land Initiative
- We will provide land to achieve 1,250 starts on site (500 affordable) by 2010
- Key aims are to
 - Create conditions for delivery at local scale
 - Invite new players into housing delivery
 - Diversify delivery to create more competitive industry

Public Land Initiative HCA Offer

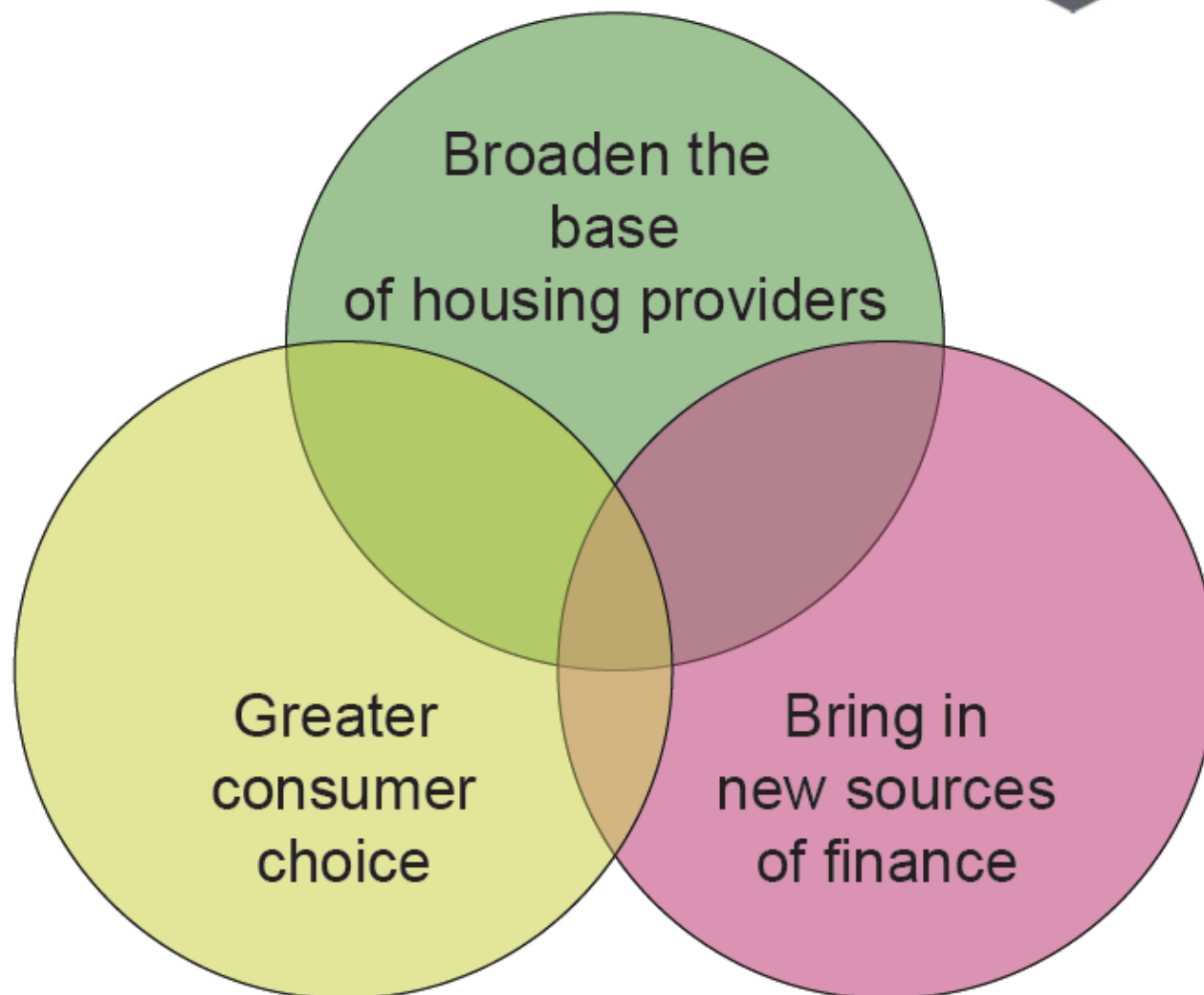


- No upfront payment for land
- Recover payment through sale of homes
- Programme of sites to ensure continuity of work
- Assistance with planning & design process
- Some sharing of market sales risk

In return we ask for...

- Contractors rate of return
- Local labour market and apprenticeship schemes
- Higher design and sustainability standards
- New methods of construction

Our longer term goals





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