



## The Future for Affordable Housing

Interbuild 2009  
Mtech Innovation Theatre

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### Delivering Affordable Housing in the recent market



- Rising costs
- Declining outputs from planning gain
- Increasing pressure on RSL borrowing
- Crisis of confidence

### Our response



- Flexibility on grant / Tailored packages
- Rent to HomeBuy / conversion of LCHO stock to rent
- More funding brought forward
- HomeBuy Direct
- Budget package / Building Britain's Future

### The Budget / Pledge



- Housing kickstart for stalled sites
- Local authorities to deliver new social housing
- Additional funding for affordable housing
- Public Land initiative



### The here and now



- Plenty of delivery to do across the range of our programmes
- Still a difficult market for sale and shared ownership
- Some improvement in the funding markets
- A stronger programme position for affordable housing
- A stronger position for affordable housing providers in the market place

## Looking to the future



- Delivering 'more for less'
- Maintaining the delivery case for affordable housing
- Considering funding for affordable housing in the round
- Moving from a grant to investment model
- Leveraging private finance

## Looking to the future



- Broadening the supply base
- Using HCA / Public sector land



## Looking to the Future



- Responding to the needs of place
- Making the Single Conversation work



## Looking to the future



- Looking at the strength of our offer
- Intermediate Market Review
- Linking this to a PRS offer



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