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We are
Homes England

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What will we be talking about today?

- Homes England – who we are, what we do
- Why Community Led Development?
- What we can offer
- Next steps?

Background – who are we?

- We were first referenced in Government's Housing White Paper in February 2017
- Chancellor Phillip Hammond included us as part of the November 2017 budget
- We launched in January 2018 by the Secretary of State
- It is more than just a name change!



Homes
England

We have a
big role to
play

Our investment in supply and interventions in the market will help deliver 300,000 homes a year by the middle of the next decade.



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To meet our goals,
things will have to
change.

What's different?

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Speed

We will act differently to accelerate the supply of new homes and address affordability issues.

Resources

We will use our land, finance and expertise to expand the delivery of affordable new homes.

Quality

We will take the lead in delivering better quality homes and great places that set the bar high for others.

Bespoke approach

We will offer a bespoke mix of direct capital grant and financial transactions to move supply.

Commercial

We will develop a new commercial approach to acquiring and developing land in areas of high demand.

Powers

If needed, we can also use our planning and compulsory purchase powers to help willing partners build more homes more quickly.

We want to disrupt the market

We need to increase the number of people building homes, particularly SMEs and companies using Modern Methods of Construction. We see community led housing delivery playing a big part in that.



What do we have to invest?

The 2017 Budget announced a comprehensive package of new policy intended to raise housing supply by the end of this Parliament to reach 300,000 per year

BUDGET 2017

- Additional £10bn in **Help to Buy** to help over 130,000 more families with the deposit they need to buy their own home
- Additional £2bn in **affordable housing** – taking the total affordable housing budget to almost £9bn
 - £2.5m cash boost to speed up the delivery of over 155,000 new homes in the proposed **garden towns** across England
 - £60m **Community Housing Fund** allocated directly to local authorities to support more community-led projects
- £25m **Planning Delivery Fund** to support local authorities in areas of high housing need to plan for new homes and infrastructure
 - £3m funding to support the delivery of the **14 garden villages**

Further announcements

- Funding available for **social rent** in areas of high rent affordability pressures.
- Further £125m in **Care & Support Specialised Housing Fund** for housing for older people and adults with disabilities
 - £50m **Move on Fund** to increase the availability of affordable move-on accommodation for rough sleepers and those in hostel accommodation or refuges.
- £163m **Community Housing Fund** to be released across 2 phases. Phase 1, revenue funding for LAs and community groups and infrastructure funding for community-led schemes. Phase 2 grant for affordable housing to follow.

£15.3 billion

Of new financial support made available for housing
over the next 5 years

Bringing the total support for housing in this period
to at least **£44 billion**

What does this mean for community led housing in the Midlands?

We have **huge opportunities to use the additional funding and planning reforms** outlined in the Budget to ensure that:

- there is more land for housing,
- there is further investment in infrastructure,
- homes get built on the land as soon as possible,
- new entrants are supported into the market, including SMEs,
- brownfield sites are transformed,
- we deliver the Community Housing Fund (CHF), and
- we support Government’s commitment to halve rough sleeping by 2022.

We need to explore new ways to deliver with ambitious new partners and clients – and community led housing is a big part of that.

Community Housing Fund

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Community Housing Fund – what can I say?

- 2016/17 phase 1 allocations to 148 English LAs
- November 17 Minister announced new 2 year programme aimed at community groups
- Homes England are administering fund
- Phases 1 and 2

Key Messages – phase 1:

- Revenue grants for capacity building and pre-development costs for groups
- Revenue grants for LAs wishing to build capacity
- Capital grant for small scale infrastructure – via LAs
- Phase 2 under development

Community Housing Fund phase 1 – objectives.

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- To increase housing supply in England by increasing the number of additional homes delivered by the community led sector
- To provide housing that is affordable at local income levels and remains so in perpetuity,
- To deliver a lasting legacy in the form of an effective and financially self-sustaining community-led body of expertise within the house building industry in England.

How can we work together to develop an investment pipeline?

Phase 1 – key features

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	Project related revenue	Infrastructure	LA capacity building
Who can bid?	Organisations that are, or intend to become, a body corporate	Local Authorities	Local Authorities
What will funding cover?	Group capacity building, project specific professional fees and costs, including feasibility and design work, planning application, business and project planning	Associated capital infrastructure to open up sites for development, including access roads/roundabout, site remediation, flood attenuation, utilities	Capacity building activities and targeted support for community groups
Limits on payments?	No strict limit, but group must contribute 10%. To comply with de-minimus rule, total funding in 3 years to 2020 must not exceed 200,000 Euros	No strict limit, but not 100%.	No strict limit, but not 100%.
Time limits	All payment milestones reached by 31 March 20	All payment milestones reached by 31 March .20	All payment milestones reached by 31 March 20
Need to be RP?	no	no	no

Community Housing Fund – phase 2

Currently under development:

Looking at ways to fund costs of affordable housing development

- New forms of affordable housing, including those not currently funded
- How it fits with Affordable Homes Programme
- Registration, Registration, Registration....

Other support available

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- Affordable homes programme **open for bidding** - funding available for a **range of tenures**
- **Flexibility** in 18/19 and beyond – using our land, collaboration and encouraging new entrants and new partnerships
- Relationships, networks, brokerage and promotion
- Land!
- Investment through various loan schemes.

Key Message:

- We want to promote community led development as an integral part of the development economy
- We will use our networks, relationships and brokerage to support and promote the sector
- By combining our funding, land and expertise we can support you

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Bidding is open!

How to bid?

www.gov.uk/government/collections/community-housing-fund

Thanks

Any questions?

Get in touch if you'd like to talk in more detail.

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