

Increasing Housing Supply Alternative Models

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Increasing supply

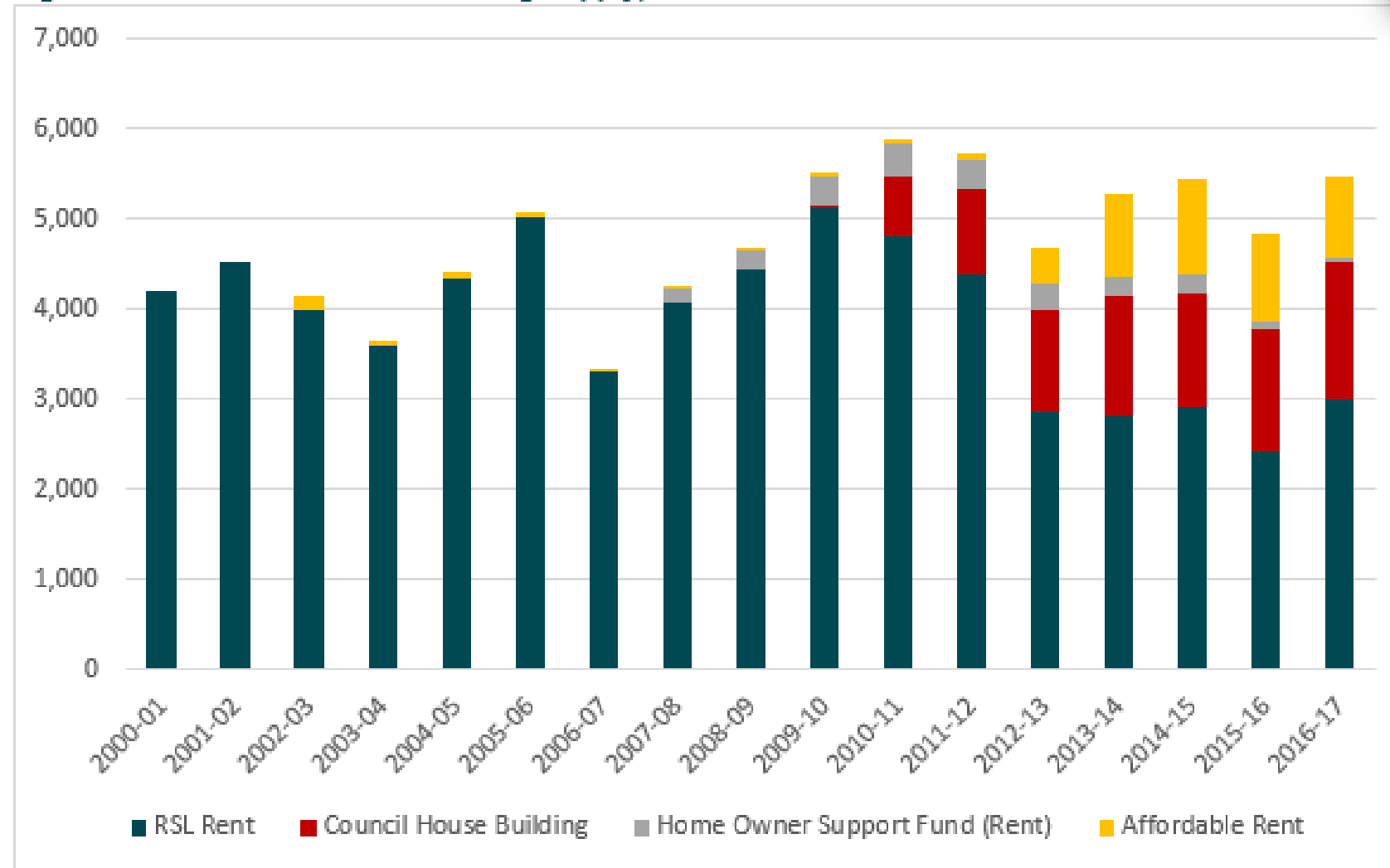
Doing things better

Doing things differently

Innovation



Figure A3.3 Affordable Rental Housing Supply, 2000/01-2016/17



Source: Affordable Housing Supply Programme

National Housing Trust

- Single site JV
- 65%-70% public debt
- 30%-35% private equity
- 5-10 yr. initiative with a market sale exit
- No HAG
- SG debt and interest guarantee to LA

NHT LA Variant

- Multi site JV for unspecified newbuild, 2nd hand and refurbishment opportunities
- 100% public debt & equity
- Min 10 yr. initiative with no requirement for market sale
- No HAG
- Limited SG revenue guarantee to LA

LAR Housing Trust (SCIO)

- National charitable in-perpetuity MMR vehicle
- No specified programme but funding in place for ca first 500 units
- 30 yr loan facility provided by SG
- Opportunity to attract senior funders to increase portfolio to ca. 1000 units
- No HAG & no guarantee

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Build to Rent

- Large scale provision of PRS homes
- Rental Income Guarantee Scheme
- Planning Delivery Advice Note



[Build to Rent - Planning Delivery Advice.docx](#)

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- Edinburgh Living

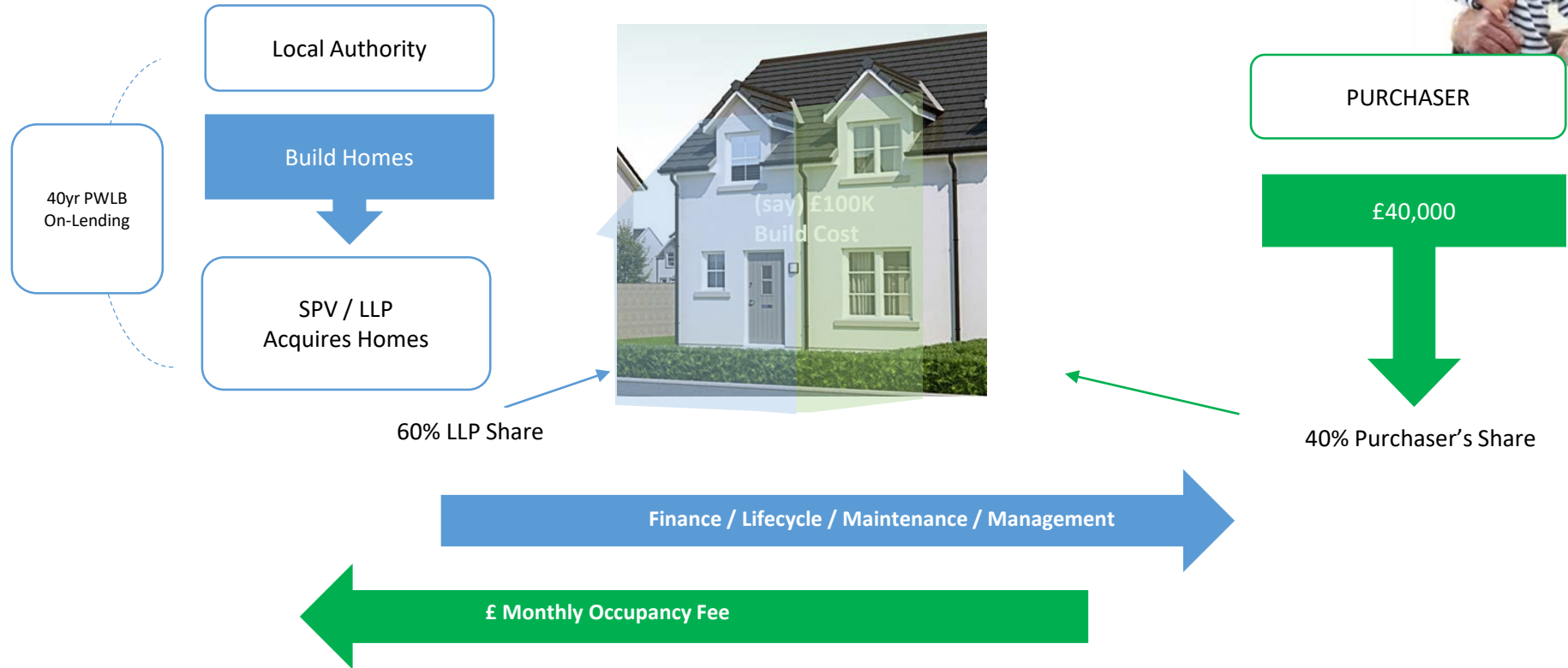


HOME (Home Ownership Made Easy)

- Variation on shared ownership
- Zero subsidy
- Aimed at an underserved market
- Affordable to occupiers
- Affordable in perpetuity



The £40k Home



Increasing Supply

- Unlocking sites of strategic importance
- “Infrastructure First” approach

