



# Models for Delivering Housing

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# Housing and Care Clients



## Local Authority and RP Frameworks:

### Frameworks:

- Efficiency North
- London Boroughs
- North East
- West Yorkshire
- Cambridgeshire
- Humberside
- Birmingham & West Midlands





# The Options

- Direct Build
- Development
- Lease back investment models
- Local Housing Company

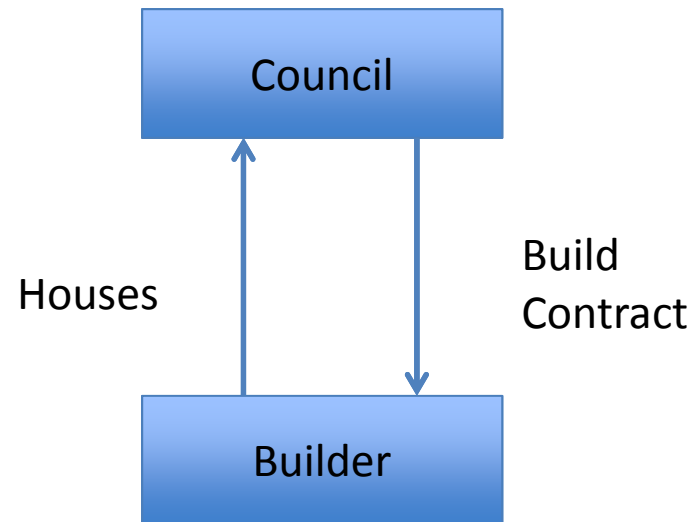


# Common Considerations

- Council role as facilitator or landlord?
- Tenure
- Land
- Procurement
- Vires
- HRA
- General Fund?

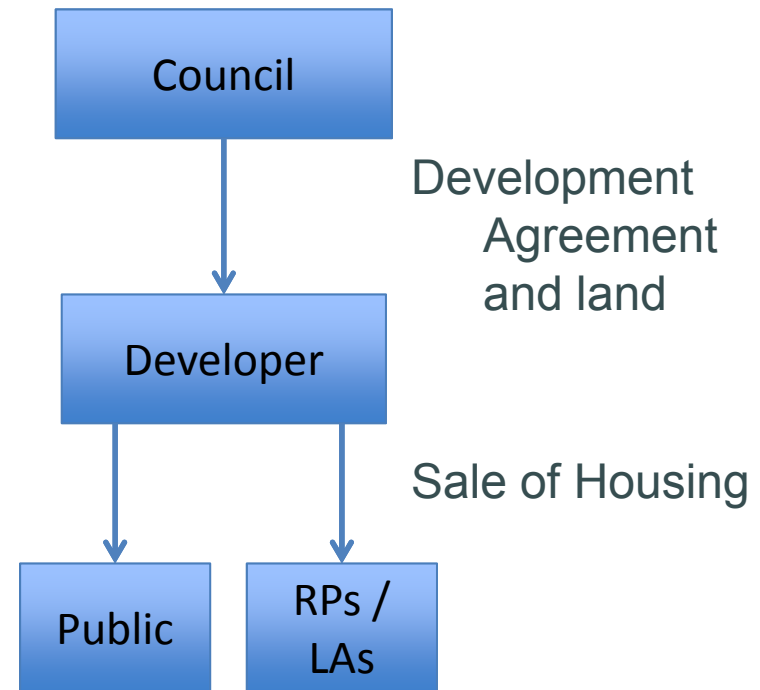
# Direct Build

- Construction agreements
- Owned and controlled by Council
- Within HRA



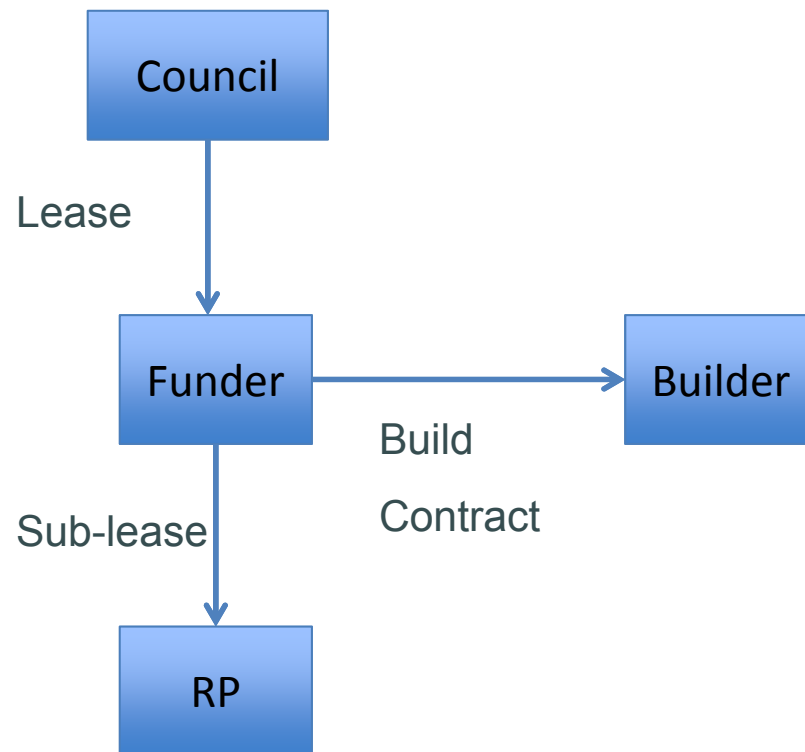
# Development transactions

- Buy now pay later?
- Trigger for payment
- Indexation of purchase price
- Security for payment and fundability
- Restrictions contained in the security
- Release of security



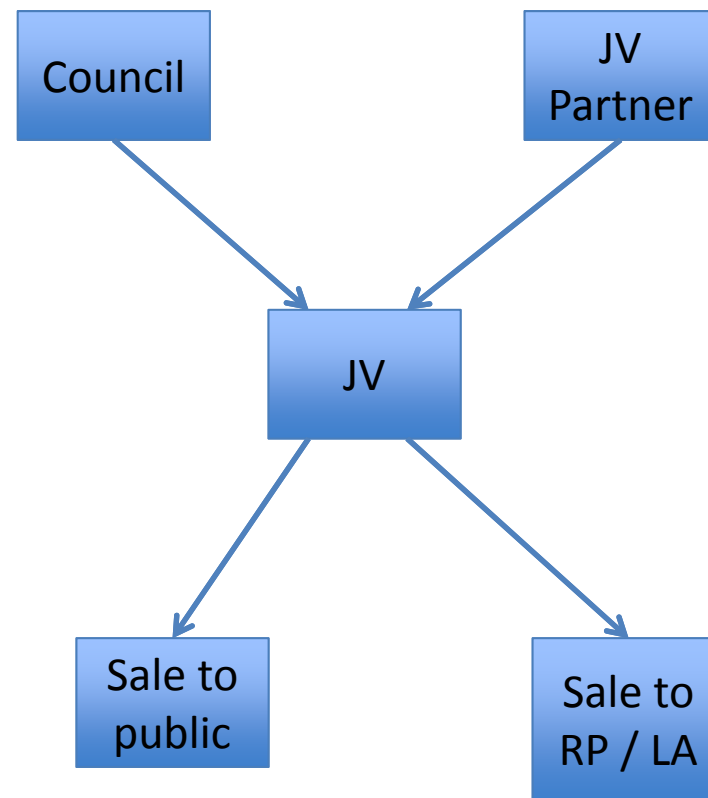
# Investment Models for funding affordable housing development

- 'Aviva' type model
- Site ownership
- Issues for the public sector and RPs
  - Procurement
  - Consent to transfer land



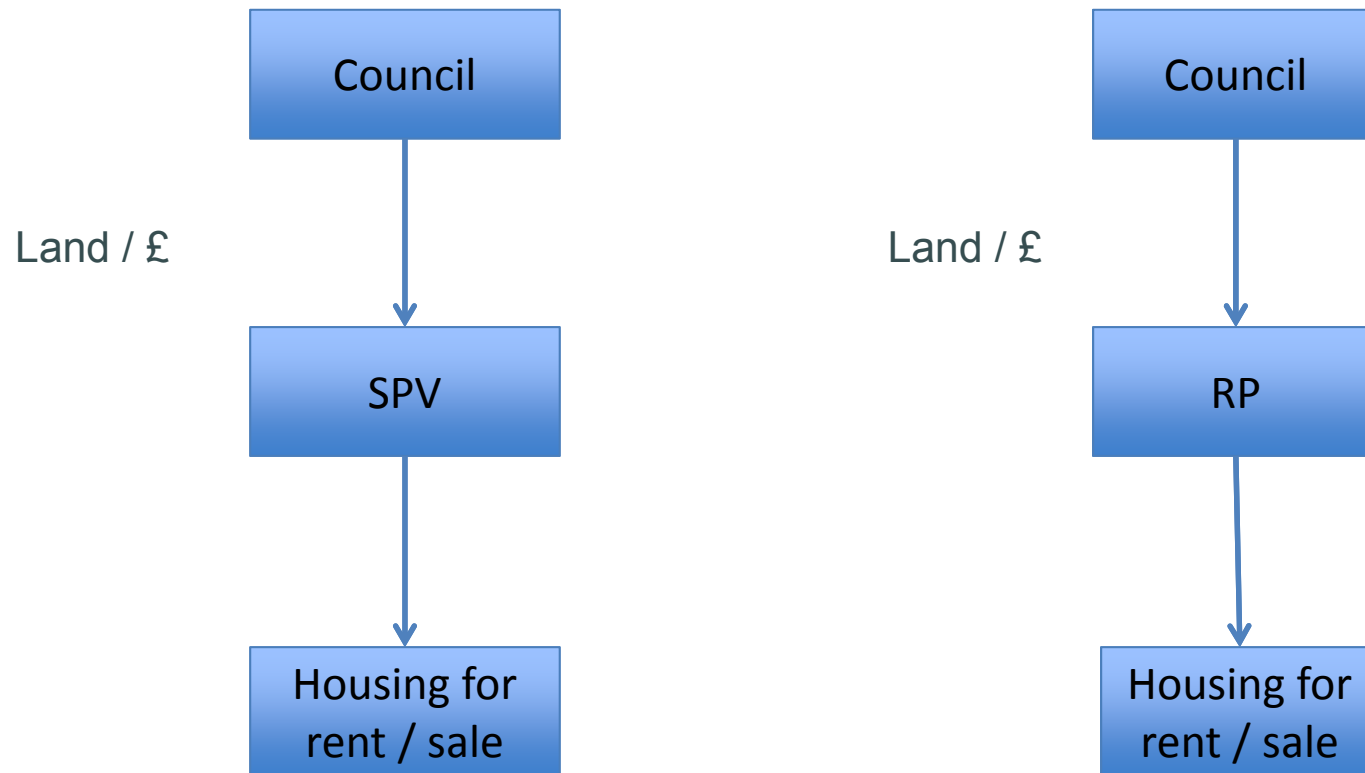
# Delivering mixed tenure development through a Local Housing Company

- Contractual Joint Ventures
- Corporate Joint Ventures
- Risk and reward share





# Special Purpose Vehicle Local Housing Company





Questions ?