



Courtesy: Rachael Hickman, GLA

Funding Options

10/12/2020

- **The statistics are stark - around half a million households are homeless or living in unsatisfactory housing conditions**, one in every 200 people are without a home and one in nine children live in overcrowded homes. Funding can help unlock the way towards meeting this huge need in the population.
- **The funding landscape is a very complex picture, with a mixture of grants and loans.** While the banner of 'affordable housing' is often used, the term is very wide and alignment of those who benefit from programmes with distribution of need is often unclear. More focus is needed on co-ordinated quality data to understand progress, as well as plan for the future.
- **Funding is currently provided through a wide range of funds including national and London affordable housing programmes, specialist housing funding, direct funding by local authorities and registered providers;** funding through planning obligations (54% of affordable home completions in 19/20 were delivered through Section 106 funding), infrastructure funds, accelerated development investment and direct private sector short and long term investment.
- **There are different ways of calculating the financial impact of social benefits - direct, logically attributable and anticipated effects.** We need to push towards identifying future value and harnessing it in the funding and design of homes. If we can harness this we are touching on potential long term efficiency savings that are huge. This will involve increasing sharing of costs within organisations - and local authorities and registered providers are well placed to benefit.
- **The replacement of Section 106 with the Infrastructure Levy proposed in the Planning White Paper gives an opportunity for simplification and speeding up of processes.** But we also need to meet the challenge of ensuring the right level of levy is set geographically and that it is divided sensibly between housing, infrastructure and other demands.
- **Pandemics change Real Estate and Covid is no exception,** accelerating trends which were already in play, with some sectors declining and others proving more resilient. More than ever investors are interested in assets which can maintain an income stream into the longer term. There is an opportunity to work together and align long term objectives towards successful places which can generate income by adapting to take advantage of long-term change.



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Speakers:

Attendees: 72

Valerie Conway and Debbie Lloyd, Development Consultants, David Lock Associates

Rachael Hickman, Head of Housing Delivery and Compliance, GLA

Roland Karthaus, Director, Matter Architecture

Steve Partridge, Director, Savills

Yolande Barnes, Chair, Bartlett Real Estate