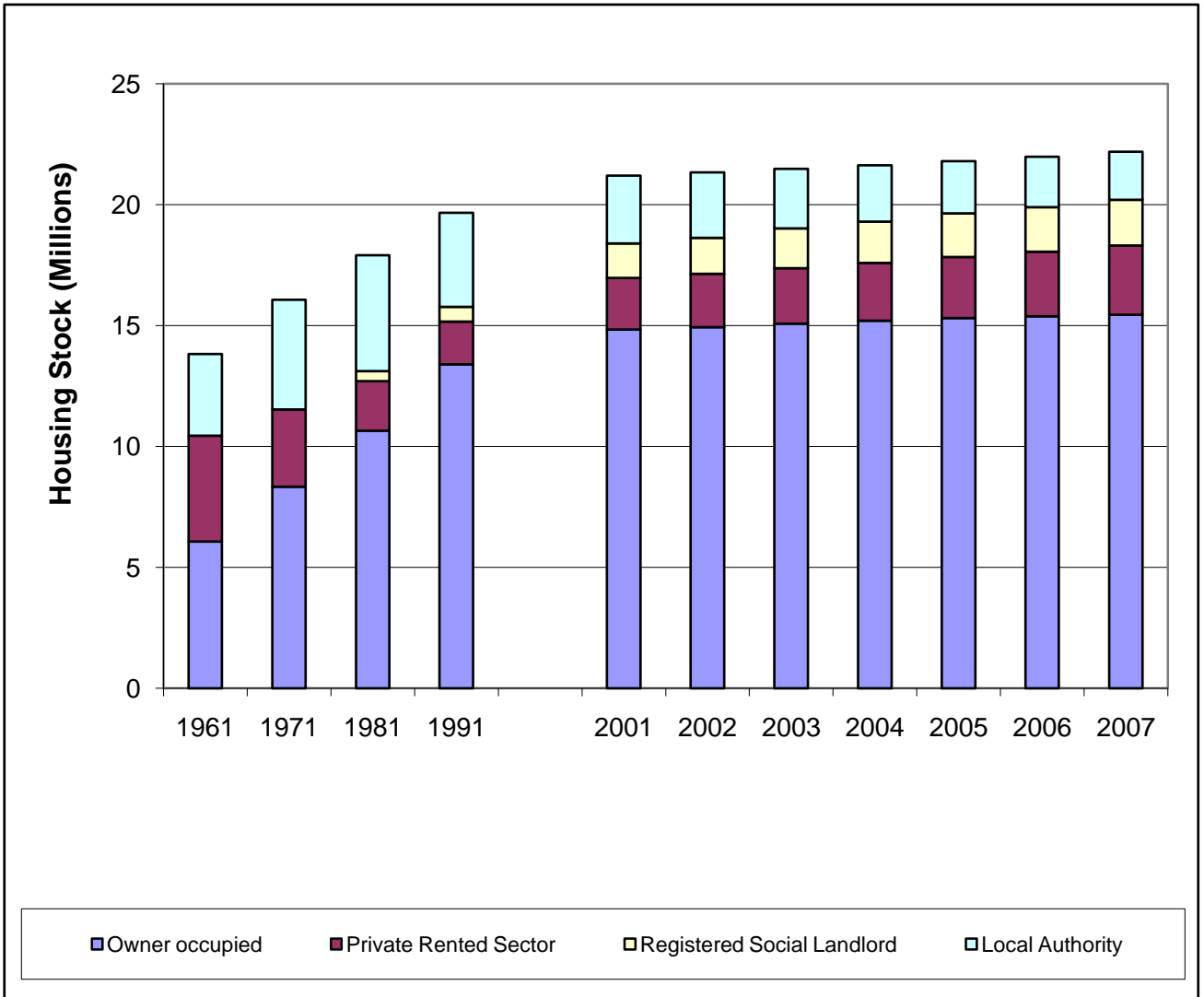




www.beehousing.co.uk

- **NAHRO 2009 WASHINGTON DC**
- **SESSION “IT’S A SMALL WORLD AFTER ALL
.....”**
- **4TH OCTOBER 2009 – 3.45 PM**
- **PRESENTED BY RODNEY DYKES**
- **JOHN D. LANGE AWARD WINNER 2006**
 - **MANAGING DIRECTOR OF
BEE HOUSING LIMITED**

THE CONTEXT



NOT FOR PROFIT HOUSING ASSOCIATIONS

ALTERNATIVELY

- REGISTERED SOCIAL LANDLORD
- REGISTERED PROVIDERS

- 2296 MILLION HOMES
 - 1.7m GENERAL FAMILY
 - .3m OLDER PERSONS
 - .2m SPECIAL PROVISION

- 1691 PROVIDER LANDLORDS
- 13,347 STAFF
- 16,855 GOVERNORS (PAID AND UNPAID)
- 50% LESS THAN 1% OF STOCK

2007 – 2008 GROWTH

- 25,851 NEW BUILD HOMES
- 5,901 PURCHASED
- 90,061 TRANSFERRED FROM MUNICIPALITIES
- LESS
 - SALES TO TENANTS 4,316
 - SHARED OWNERSHIP SALES 13,152

SOME OTHER FACTS

WWW.communities.gov.uk – Housing Statistics 2008

Crown copyright 2008

1997-2007 1.6 million more homes

Private rented up 3% in the same period

North West of England 3.1% Municipal homes empty

**New homes 2000 -2001 = 132,000
2006-2007 = 199,240**

1968 – 353,000 were completed

Housing Costs 2007

Average house price 2007 - £214,000

Detached £339,000

Terraced £181,000

**Average first time buyer - £159,000
earning £42,000 aged 31 years**

Buy to let = 65,240

Mortgage delinquency 26,200 (.22% of all mortgages)

8 Million mortgages

50% pay over £500 per month

Municipal rents £59 per week

Increases above inflation (14%)

Municipal rents £280 per month

Housing Association £313 per month

Private Landlord £565 per month

THE HOUSING CORPORATION IS NO MORE!

Homes and Communities Agency (Funders)

Tenant Services Authority (Regulators)

**(remember we also have an Audit Commission and the Financial
Services Authority)**

THE BBS (British Banking System)

July 2009 gross lending £16bn (36% lower than July 2008)
(Source CMI)

“Some sort of recovery, but still depressed”

“Low interest rates and weak earning mean it is difficult for deposit takers to attract funds”.

(BSA 1.9.2009)

BSA represents 52 building societies

GOVERNMENT ACTION TO STIMULATE THE HOUSING MARKET

There are a set of measures:

- Increase confidence;
- Ensure stability and fairness
- Ambitious and bold

AIMS

- To assist first time buyers;
- Support vulnerable homeowners facing reposition;
- Increase supply of affordable housing
- Speed regeneration

SEPTEMBER 2008

- 18,000 first time buyers shared equity schemes;
- 6,000 mortgage rescue;
- £10m home owners temporary mortgage rescue;
- Bring forward regeneration schemes
- Loss of building societies – become banks

| | |
|------------------------------------|---|
| Bradford and Bingley | (Santander) |
| Birmingham Midshires | (Halifax BS – Lloyds TSB) |
| Northern Rock | (Taxpayer) |
| Bristol & West | (Bank of Ireland – Cooperative Financial Services) |
| Woolwich | (Barclays) |
| Halifax | (Bank of Scotland – Lloyds TSB) |
| Alliance & Leicester | (Santander) |
| National & Provincial | (Abbey National – Santander) |
| Cheltenham & Gloucester | (Lloyds TSB) |
| Abbey National | (Santander) |

Some practical aspects

New

- **Public/private partnerships;**
- **Bonuses for identification of planning potential by municipalities;**
- **Purchases from private developers;**
- **Advice services for those with mortgage problems.**

HOME BUY DIRECT

- **£300m / 18,000 buyers;**
- **30% equity loan.**

MORTGAGE RESCUE

- **£200m / 6,000 owners;**
- **Mortgage 'holiday';**
- **114,000 repossessions June-August 2009.**

AFFORDABLE HOUSING

- **£400m / 5,500 homes**
- **Competitive framework;**
- **Social housing Capital Grant.**

REGENERATION SCHEMES

£? Bring forward

Links with education/health/unemployment/ environment

THE GROWTH OF THE THIRD SECTOR

HCA budget overall - £1.5bn = 20,000 new homes

- **Kickstart/Homebuy;**
- **Bring forward = ? New money;**
- **10 September 2009 – Affordable housing press notice £250m = 3,400 homes = 5,000 jobs?**
- **20 September 2009 – Stalled development projects - £10m = 740 homes = 1,000 jobs?**