**Table 2.4.1 Summary of planned government support for affordable and private market housing investment in England, 2016/17-2020/21**

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| --- | --- | --- | --- | --- | --- |
| **Programme** | **Period** | **Grant (£ million)** | **Loan (£ million)** | **Guarantee (£ million)** | **Notes** |
| **Programmes aimed primarily at delivering housing at Affordable Rents or for low-cost homeownership** | | | | | |
| Shared Ownership and Affordable Homes Programme (SOAHP) | 2016/17-2020/21 | 4,300 | - | - | Current HCA/GLA programme now aimed at low-cost homeownership, rent to buy and Affordable Rent housing. £400 billion for specialist homes for older, disabled and vulnerable people listed separately below. |
| Additional funding for affordable housing | 2017/18-2020/21 | 1,400 | - | - | Additional funding to the above, announced in Autumn Statement 2016, to deliver 40,000 extra starts by 2020/21. |
| Affordable Homes Programme 2015-18 | 2015/16-2017/18 | 1,500 | - | - | Originally ran to 2019/20; remaining funding meets existing commitments (i.e. funding contracted) to 2017/18. |
| HRA Borrowing Programme | 2015/16-2016/17 | - | 300 | - | Additional borrowing headroom for LAs |
| Specialist Homes for older, disabled and vulnerable people | 2016/17-2020/21 | 400 | - | - | See SOAHP above - schemes at Affordable Rent or social rent agreed with local commissioning bodies. |
| Care and support specialised housing fund | 2013/14-2017/18 | 315 | - | - | Department of Health fund run by HCA for specialised housing for older people, adults with disabilities, etc.  Covers both Affordable Rent and shared ownership products. |
| **Sub-total: Affordable Rent and low-cost homeownership** |  | **7,915** | **300** | **-** | **Sub-total = £8,215 million (16%)** |
| **Private market support and starter homes** | | | | | |
| Housing infrastructure fund | 2017/18-2020/21 | 2,300 | **-** | **-** | Aims to unlock new housing supply with the potential to deliver up to 100,000 homes; part of National Productivity Investment Pipeline. |
| Accelerated construction | 2017/18-2020/21 | 1,700 | - | - | Aims to speed up house building on public sector land in England through partnerships with private sector developers. |
| Right to buy – expanded pilot | 2017/18-2020/21 | 250 | **-** | **-** | Expanded housing association pilot scheme – covers cost of discounts and one-for-one replacement |
| Starter Homes | 2016/17-2020/21 | 2,300 | **-** | **-** | Land facilitation and direct delivery to builders and LAs to help develop up to 60,000 starter homes. £2.3bn grant figure assumes some recycling of receipts from land facilitated. |
| Help to Buy Equity Loan scheme(s) | 2013/14-2020/21 | - | 12,500 | - | Equity loan support of up to 20% for individual homebuyers including the new London Help to Buy equity loan of up to 40%. |
| Help to Buy Mortgage Guarantee | 2013/2014-2016/17 | - | - | 12,000 maximum | Mortgage guarantees: £12 billion represents the cap on government liability. Claims must be made within 7 years of the completion date. Scheme closed 31 December 2016. |
| Help to Buy ISA | 2015/2016- 2019/20 | 2,200 | - | - | Government bonus of up to £3,000 per ISA held by FTBs; for homes to a value of up to £250k (up to £450k in London). HM Treasury-led scheme. Budget figure taken from Budget 2016. |
| Lifetime ISA | 2017/18 onwards | 2,000 | - | - | Potential FTBs aged 18-40 can pay in £4,000 per year and receive 25% bonus. HM Treasury-led scheme. Budget figure taken from Budget 2016. |
| Rent to Buy | 2015/16-2020/21 | 200 | 200 | - | Support for intermediate rent homes let for a minimum 5-year term |
| PRS Guarantee | 2013/14-2017/18 | - | - | 3,500 | Guarantees for bond finance for new build rented homes. |
| Estates Regeneration Programme | 2016/17-2020/21 | 32 | 140 | - | Repayable loans to redevelop estates plus £32 million in grants announced in December 2016. Schemes vary considerably and can encompass affordable housing, low-cost homeownership and private market sale units. |
| Home Building Fund | 2016/17-2020/21 | - | 3,000 | - | A flexible source of loan funding able to provide development finance - the development costs of building for sale or rent - and infrastructure finance - for site preparation and infrastructure requirements. |
| Local Infrastructure Fund | 2015/16-2020/21 | - | 50 | - | One element of £12 billion Local Growth Fund. |
| Locally-Led Garden Cities | 2017/18-2018/19 | 19 | - | - | Funding for Bicester Garden Town. |
| Ebbsfleet development | 2016/17-2020/21 | 275 | - | - | Funding for Ebbsfleet Garden City. |
| New Homes Bonus | 2017-18 | 197 | - | - | Part funding of the New Homes Bonus – top-sliced from the LA Revenue Support Grant. |
| **Sub-total: private market support and starter homes** |  | **11,473** | **15,890** | **15,500** | **Sub-total = £42,863 million (84%)** |
| **Overall total** |  | **19,398** | **16,190** | **15,500** | **Overall total = £51,078 million (100%)** |

Source: UK Housing Review calculation, in consultation with DCLG.

Note: This updates the table on p.11 of the UK Housing Review 2016 Briefing Paper, principally in respect of changes in the Autumn Statement 2016. It includes all programmes with spending in 2016/17 or later years.