

**Table 2.4.1 Summary of planned government support for affordable and private market new build investment in England, 2021/22-2024/25**

Programme	Period	Grant (£m)	Loan (£m)	Guarantee (£m)	Notes
<b>Programmes aimed primarily at delivering new housing at social rent, Affordable Rent or for low-cost homeownership</b>					
Affordable Homes Programme 2021/22-2025/26	2021/22 onwards	10,240	–	–	Current AHP announced in March 2020 Budget; total funding for the AHP 2016-23 and AHP 2021-26 programme is £10.24 billion between 2021/22-2024/25, with a further £2.74 billion planned in 2025/26.
Affordable Homes Guarantee Scheme	2020 onwards	–	–	3,000	A scheme to support affordable housing development; issued its first guarantees in November 2021.
Care and Support Specialised Housing Fund	2021/22 onwards	264	–	–	Delivery of specialist affordable housing for the Department of Health and Social Care. Updated allocations from 2022 Autumn Statement.
Removal of HRA borrowing caps	2018/19-2023/24	–	4,560	–	Spending forecast from OBR Economic and Fiscal Outlook 2018, last confirmed by OBR in December 2021.
<b>Sub-total: Social rent, Affordable Rent and low-cost homeownership</b>		<b>10,504</b>	<b>4,560</b>	<b>3,000</b>	<b>Sub-total: £18,064 million (41% of total)</b>
<b>Support for housebuilding and house purchase in the private market</b>					
Land and Infrastructure	2021/22-2025/26	5,410	2,256	–	Grant and loan funding announced in SR2020 and SR2021 to build homes and infrastructure; includes Brownfield Land Release Fund and loan funding for SMEs and Modern Methods of Construction. Figures reflect the SR2021 settlement for 22/23-25/26 budgets.
New Fund for Housing	2022/23-2024/25	1,800	–	–	Announced in SR2021: includes £300 million grant funding to unlock smaller brownfield sites and £1.5 billion to regenerate underused land and deliver transport links and community facilities.
Help to Buy Equity Loans	2021/22-2023/24	–	4,800	–	Equity loan support of up to 20% for first-time buyers (in London up to 40%); ends in 2022/23. Figures up to 23/24; exclude future loan repayments.
Help to Buy ISA	2015/2016 onwards	700	–	–	Government house-purchase bonus of up to £3,000 for ISAs held by FTBs. Figures from OBR/Treasury (not included in DLUHC budgets).
Lifetime ISA	2017/18 onwards	2,000	–	–	Potential FTBs aged 18-40 can pay in £4,000 per year and receive 25% bonus. Figures from OBR/Treasury (not included in DLUHC budgets).
ENABLE Build	2019/20 onwards	–	–	1,000	A scheme to support lenders to SME housebuilders, operated by the British Business Bank.
PRS Guarantee Scheme	2014/2015 onwards	–	–	3,500	Government debt-guarantee scheme to support private rental Build to Rent. The scheme closed to new applicants in 2018, but continues to work through a pipeline of applications
Financial guarantees for housebuilding	2018/19 onwards	–	–	4,000	Up to £8 billion in guarantee capacity agreed at Autumn Budget 2017. £3 billion was allocated to the Affordable Homes Guarantee Scheme (see above). £1 billion has been allocated to the ENABLE Build scheme (see above). The remainder is not yet allocated but DLUHC continues to consider proposals.
<b>Sub-total: private market</b>		<b>9,910</b>	<b>7,056</b>	<b>8,500</b>	<b>Sub-total: £25,466 million (59% of total)</b>
<b>Overall total</b>		<b>20,414</b>	<b>11,616</b>	<b>11,500</b>	<b>Overall total = £43,530 million</b>

Source: Compiled from the Spending Reviews 2020, 2021 and 2022 and other official sources, in consultation with DLUHC. Includes all programmes with spending in the period 2021/22-2024/25, omitting pre-2021/22 spending where it is possible to identify it separately.