

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
Programmes aimed primarily at delivering new housing at social rent, Affordable Rent or for low-cost homeownership					
Affordable Homes Programme 2020/21-2025/26	2020/21 onwards	11,500	-	-	Current AHP launched in September 2020; total funding of £11.5 billion includes funding for 2025/26, with some completions up until 2028/29.
Affordable Homes Guarantee Scheme 2020 (AHGS)	2020 onwards	-	-	3,000	The AHGS 2020 began with £3 billion of funding; a £3 billion extension was announced at Autumn Statement 2023 (not included here). Extended scheme aims to support delivery of 20,000 new affordable homes in total.
Care and Support Specialised Housing Fund	2021/22-2024/25	284	-	-	Delivery of specialist affordable housing on behalf of Department of Health and Social Care; estimated to provide £284 million over 2022/23-2024/25.
Removal of HRA borrowing caps	2018/19-2023/24	-	4,560	-	Spending forecast from OBR Economic and Fiscal Outlook 2018, confirmed by OBR in December 2021.
Local Authority Housing Fund	2022/23 - 2025/26	1,200	-	-	Funding to local authorities to acquire or build housing for temporary accommodation and for refugees. Rounds 1&2 total £750 million in 2022/23 and 2023/24; Round 3 announced at Autumn Statement 2023 totals £450 million.
Sub-total: Affordable Rent and low-cost homeownership		12,984	4,560	3,000	Sub-total = £20,544 (49%)
Support for housebuilding and house purchase in the private market					
Land and Infrastructure	2021/22-2025/26	5,410	2,256	-	Grant and loan funding announced in SR2021 to build homes and infrastructure; includes Brownfield Land Release Fund and loan funding for SMEs and Modern Methods of Construction. Figures based on SR2020 for 2021/22 budgets and SR2021 for 2022/23-2025/26 budgets.
New Fund for Housing	2022/23-2024/25	1,800	-	-	Announced in SR2021: includes £300 million grant funding to local authorities 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	2021/22-2024/25	-	4,600	-	Equity loan support of up to 20% for first-time buyers (in London up to 40%); scheme closed to new applications in October 2022.
Help to Buy ISA	2015/2016 onwards	700	-	-	Government house-purchase bonus of up to £3,000 per Help to Buy ISA held by FTBs. Figures from OBR. This fund is 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. This fund is not included in DLUHC budgets.
ENABLE Build	2019/20 onwards	-	-	1,000	Scheme to support lenders to SME housebuilders; operated by the British Business Bank.
PRSGS	2014/15 onwards			3,500	Debt guarantee scheme supporting Build to Rent in the PRS. The scheme closed to new applicants in 2018, but continues to work through previous applications
Sub-total: private market		9,910	6,856	4,500	Sub-total = £21,266 (51%)
Overall total		22,894	11,416	7,500	Overall total = £41,810

Source: Compiled from the Spending Reviews from 2020 onwards, Autumn Statement 2023 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.