



BROADLAND HOUSING

# Provision of affordable housing in England and Australia!

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Group



Meridian East Real People, Real Potential, Real Progress

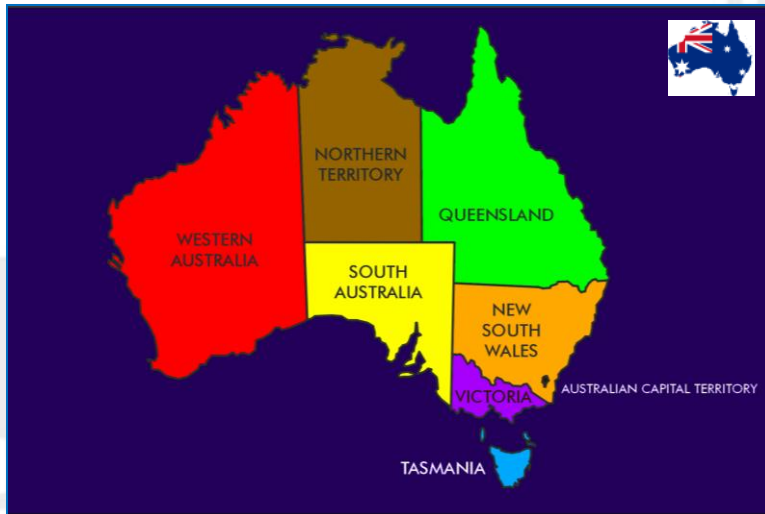
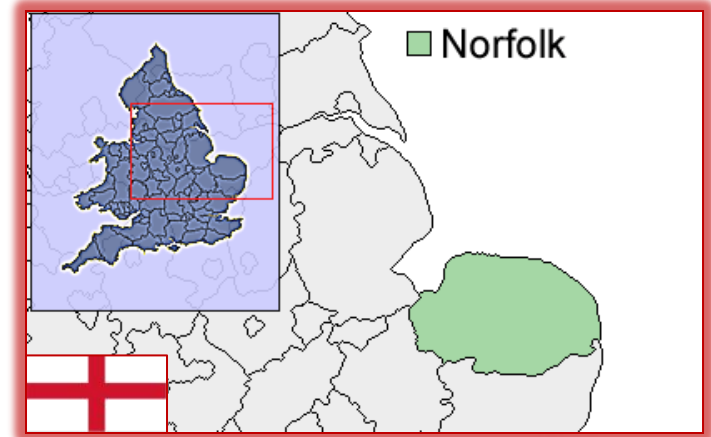


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# My experience



- England
  - Chief Executive, Broadland Housing
  - Previously ...
    - Flagship Housing
    - Anglia Housing



- Australia
  - Special Adviser to the Minister for Housing, Victoria



# Agenda



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- Affordable housing
  - Supply
  - Funding
  - Governance
  - Regulation



- **What are the essential factors that should exist in order to deliver decent and affordable housing?**



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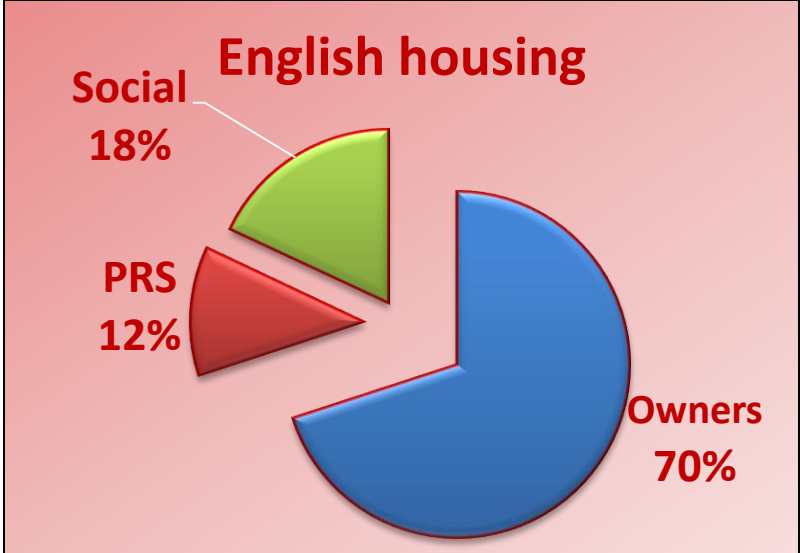



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# Housing Tenure

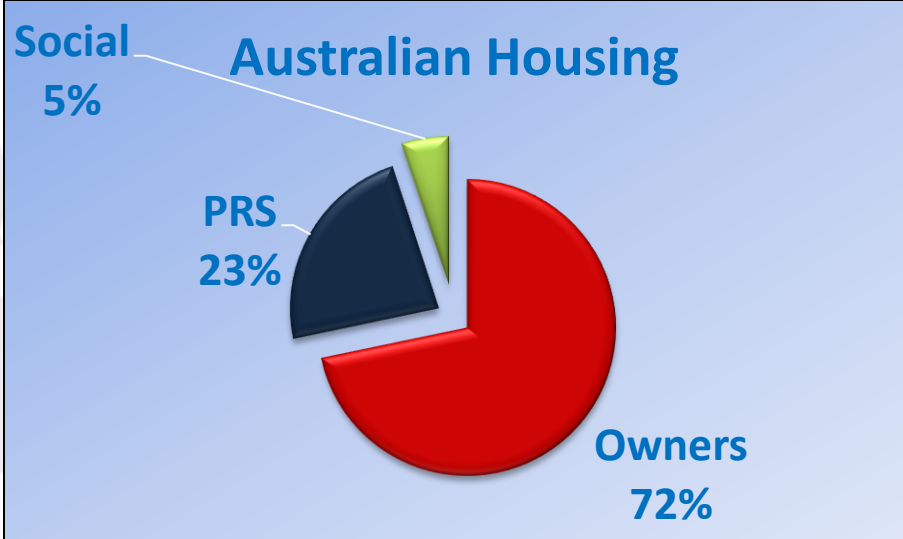


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- Still significant social sector
  - Largely amateur private rented sector
  - Ownership – tenure of choice
- 

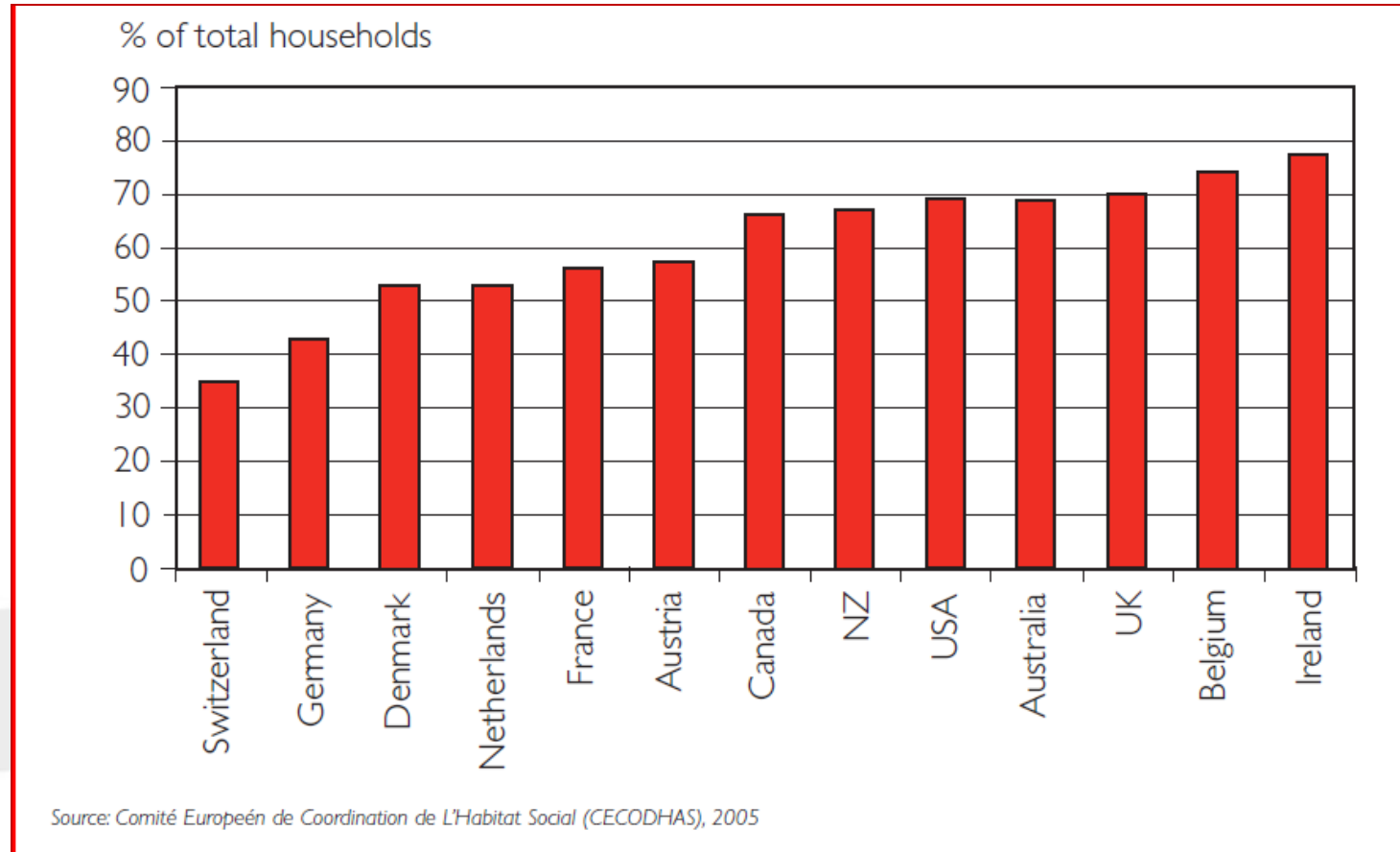
- Home ownership dream
  - Significant PRS
  - Residual social sector
    - 80% public
    - 20% community
- 



# Owner occupation – international comparisons



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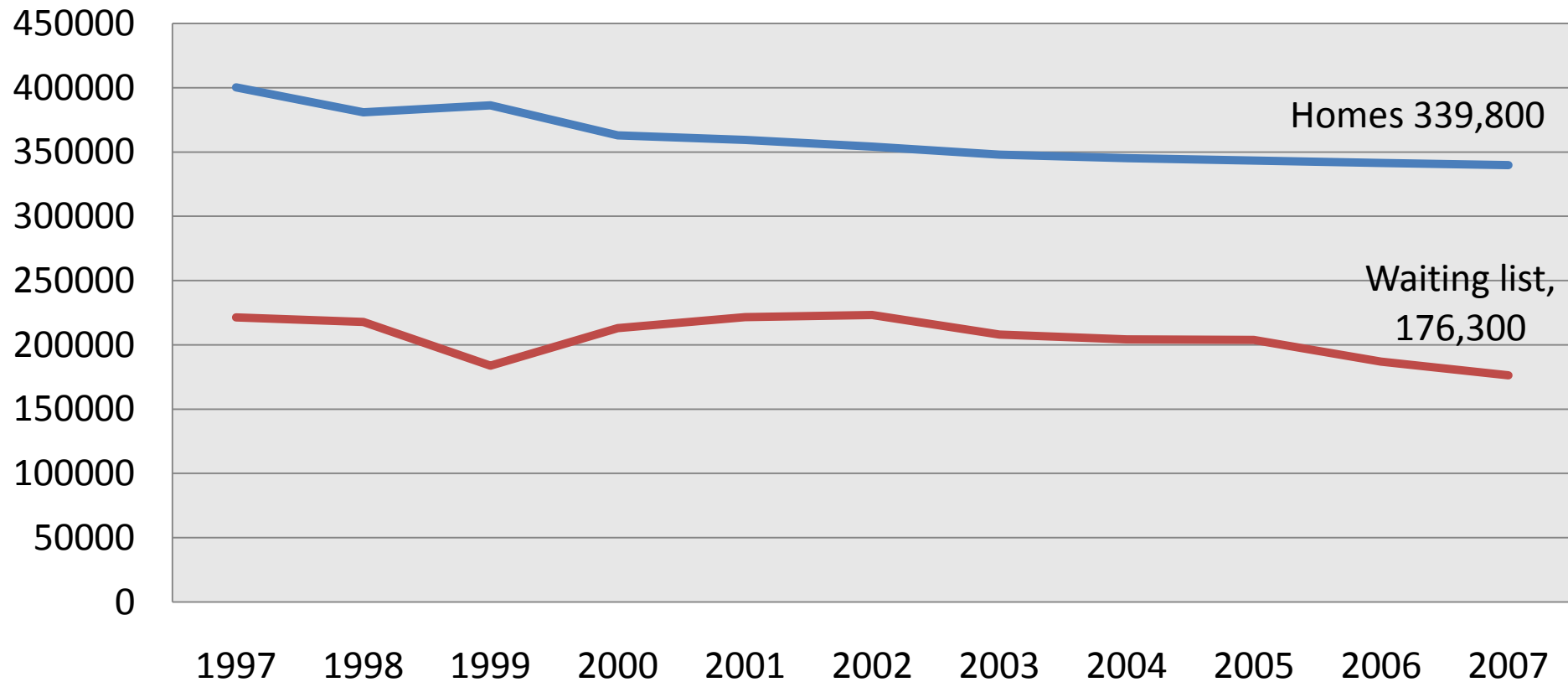


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## Supply and demand in Australia



# Affordable supply



- Primarily public housing owned by the state
- Tiny community housing sector often managing on behalf of the state



- Mature not for profit housing association sector owning 66% of all social housing
- Growth and plateau of stock transfer
- ALMOs



# Funding English affordable housing



- **Homes and Communities Agency**
  - Successor to the Housing Corp.
  - Economic stimulus
  - But what next?



Homes &  
Communities  
Agency



- **Private finance**
  - £50 billion
    - Including £20 bn stock transfer



# “Normal” English Development Appraisals

- 30 year discounted cash flows
  - Management
  - Maintenance
  - Reinvestment
  - Mortgage costs
  - Target rents linked to inflation



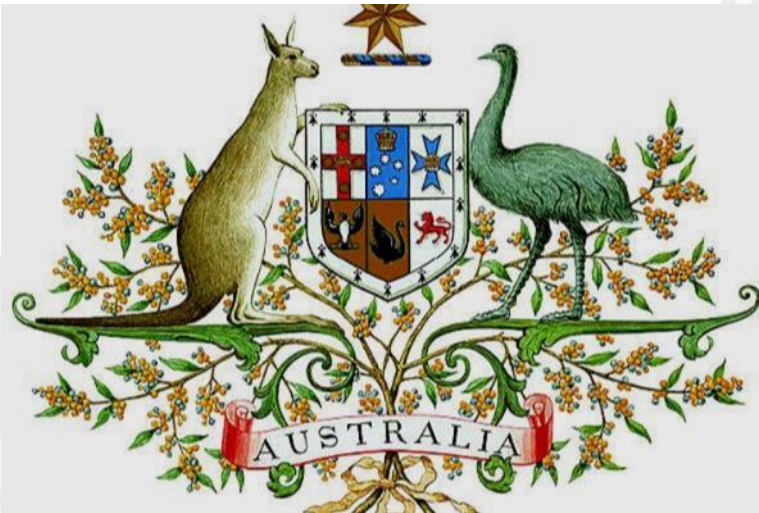
- 30 year break even
- Grant
- Private finance



# Funding Australian Housing



- **Victorian State funding**
  - 1600 new homes 2001 - 2008



- **Commonwealth funding**
  - Economic stimulus package
    - \$5.238 bn 2009 – 2012
    - 667 new homes approved in Victoria since March
  - But before ...



# Victorian developments

- Still active public sector programmes



- Housing Associations expected to contribute 25% leverage
- 30 year cash flows
- Individual mortgages



# Funding uncertainty everywhere



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# Community governance



- Lack of formal tenant involvement
- Community boards

- Tenant involved and consulted
- Community boards
- Greater evolution of standards and expectations



## The Tenant Services Authority

- Comprehensive powers
- Tenant focussed
- Rent levels
- Quality standards
  - Decent homes



- Emerging registration and regulation
- Co-habitation with policy, investment and landlord services



- Customer focus and choice
- The Housing Product
- Growth of the community sector
- Creating capacity within the sector

**Many recommendations but some key to the growth of a community housing sector**

**BUILDING ON SUCCESS  
OBSERVATIONS ON  
VICTORIAN COMMUNITY  
HOUSING**

*Advice for*

*The Hon. Richard Wynne MP, Minister for Housing*

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*Vice Chair, Management Board, Royal Institution of Chartered Surveyors*



# Selected “big” recommendations

- A rent and benefit system that gives certainty to ...
  - Funders
  - Landlords
  - Tenants
- Common minimum property standards over all social housing
  - Existing homes
  - New homes
- Separation of key roles
  - Regulation and investment



- Require all providers to involve tenants in running the organisation
  - Tenant Board members
  - Tenant panels for public housing
    - Potential arms length structures
- Introduce choice in the letting process and combine the waiting lists



- Victoria, Australia
  - A residual social housing sector
  - An emergent Not for Profit sector
  - A long way to travel on:
    - Tenant involvement
    - Regulation
  - Even further to go on wider community acceptance

- England
  - An established sector
  - Wide community acceptance
  - Highly regulated
  - Strong funding arrangements
  - Generally real tenant involvement

