

Housing Private Finance Initiative (PFI) schemes

HRA schemes (improvement and/or replacement of local authority housing)

7 pathfinders

Leeds City Council - Swarcliffe

A 30-year contract for the refurbishment of 1483 units, with demolition of a number of units.

Date of contract signature: March 2005

Length of contract: 30 years

Contractor: Yorkshire Transformations Limited (Yorkshire Housing, DIF, HBOS)

London Borough of Camden - Chalcots Estate PFI Scheme

A 15-year contract for the refurbishment of 5 1960's tower blocks, the Chalcots Estate, in the Swiss Cottage area of Camden. The blocks contain 603 tenanted and 111 leasehold units.

The contractor will be responsible for the initial refurbishment, subsequent maintenance and lifecycle work on visible building related functions. Camden retains responsibility for the infrastructure of the blocks. The contract includes ongoing maintenance and repair, lifecycle replacements and on-site housing management functions, including a helpdesk for tenants.

Date of contract signature: June 2006

Length of contract: 15 years

Contractor: Partners for Improvement in Camden (United House and Bank of Scotland)

London Borough of Newham - Canning Town PFI Scheme

A 30-year contract for the refurbishment of 1,231 dwellings (1000 tenanted and 231 leasehold) to above the Decent Homes standard in the South Canning Town area of Newham. The contractor will also be responsible for the management and maintenance of the dwellings for the duration of the contract.

The scheme is an essential part of the masterplan for the regeneration of the Canning Town and Custom House area. The derelict land in the area, which Newham is selling to provide its contribution to the capital costs of the scheme, will provide 108 social rented housing units and 149 for market sale.

Date of contract signature: May 2005

Length of contract: 30 years

Contractor: Regenter LCEP Limited (John Laing Social Infrastructure Ltd, Pinnacle Fund Limited Partnership)

London Borough of Islington - Street Properties 1

A 30-year contract for the refurbishment and modernisation of 2,274 dwellings (1,632 tenanted and 642 leasehold dwellings) in 1,000 Victorian street properties. The contract includes all housing management functions as well as upfront refurbishment and ongoing maintenance and repair.

Date of contract signature: March 2003

Length of contract: 30 years

Contractor: Partners for Improvement in Islington – PFI Holdings (Islington) Ltd (United House, Hyde Housing Association and Bank of Scotland)

Manchester City Council - Ardwick/Plymouth Grove

A 30-year contract for the selective demolition of over 400 properties, with comprehensive refurbishment of remaining stock and estate remodelling on of 545 units.

The contract includes housing management. In addition, over 600 new homes will be built, for market sale, on the cleared sites. This will introduce tenure diversification as well as managing the mismatch between supply and demand for social housing. The scheme will also provide a green route which will run through the centre of the estate.

Date of contract signature: March 2003

Length of contract: 30 years

Contractor: Grove Village (MJ Gleeson, Nationwide Building Society, Manchester and District Housing Association)

Reading Borough Council - North Whitley PFI

A 30-year contract under which the Council entered into a partnership arrangement with the Affinity consortium to refurbish 1370 houses in the North Whitley area. The refurbishment was undertaken in the first 4 years of the contract. Affinity will also maintain the properties and provide housing services to tenants for the length of the contract.

Date of contract signature: March 2004

Length of contract: 30 years

Contractor: Affinity (Reading) Construction (Southern and Windsor Housing Associations, Wates Construction, Wates Maintenance and Nationwide)

Sandwell Metropolitan Borough Council - Hawthorns Fields

A 25-year contract covering over 1000 units in 2 estates (Harvills and Hawthorns) and involving the refurbishment of a mixture of dwelling types in an area of high social housing demand. The project will oversee the demolition and re-provision of 168 units, 870 units refurbished and 204 new build units.

The contract is let for 25 years and is managed by Riverside Housing; construction and refurbishment is sub-contracted to Mansells. Funding is provided by Sumitomo (Europe). The scheme includes a limited level of redevelopment through selective demolition and re-build. There are clear strategic links to other local regeneration and area improvement activities. The contract covers all management and maintenance functions as well as refurbishment.

Date of contract signature: March 2006

Length of contract: 25 years

Contractor: Riverside Housing (Mansells and funding from Sumitomo)

Second Round

London Borough of Islington - Street Properties 2

A 16-year contract that covers most of Islington's street properties not included in the Street Properties 1 scheme.

Street properties are acquired houses (converted in many cases) that were built before 1919 and which are the most popular segment of Islington's stock. The scheme totals 2,954 tenanted and 1,164 leasehold units. They are pepper-potted across the mainly privately owned residential parts of the borough. The contract is for the management, catch-up repairs and maintenance of the properties.

Date of contract signature: September 2006

Length of contract: 15 years, 11 months

Contractor: Partners for Improvement in Islington 2 (Uberior Infrastructure Investments Ltd, United House Solutions, Hyde, and Bank of Scotland)

Oldham Council - Sheltered Housing PFI

A 30-year contract for 1,640 units of sheltered housing across Oldham. After a 5 -year construction period the number of homes will be reduced to 1,453 through a combination of refurbishment, demolition, re-provision and conversion. 303 of these will be capable of providing extra care support to tenants. The contractor is also responsible for providing management, maintenance and lifecycle works.

Date of contract signature: October 2006

Length of contract: 30 years

Contractor: Oldham Retirement Housing Partnership (Housing 21, Wates Construction Ltd and AIB Group (UK) Plc)

Manchester City Council - Miles Platting

A 30-year contract for the regeneration of the Miles Platting area through a combination of refurbishment, demolition (and re-provision), and new build for sale. There will be new build for sale units which will be pepper-potted throughout the Miles Platting area, helping to create a mixed and sustainable community. The project finalises the Miles Platting Neighbourhood Plan.

Date of contract signature: March 2007

Length of contract: 30 years

Contractor: Renaissance (Lovell, Family Housing Association, PRP, the Mill Group and Dexia)

Ashford Borough Council - Stanhope Estate

A 30-year contract for the refurbishment of 326 properties and the demolition of 302. The regeneration also includes the provision of around 440 new houses that consist of a mixture of private ownership, shared ownership and social housing provided with the Department for Communities and Local Government funding (DCLG). In addition to the housing provision, the DCLG capital support is funding considerable remodelling, demolition and rebuild.

Date of contract signature: April 2007

Length of contract: 30 years

Contractor: Chrysalis (Gleeson, Moat Housing and Nationwide)

London Borough of Lewisham - Brockley Housing PFI Scheme

A 20-year contract for the refurbishment of 1365 council homes in the Brockley area. The dwellings are a mix of flats on estates, small infill blocks of flats and individual street properties.

The contractor will undertake the initial refurbishment works and a full housing management and maintenance service including lifecycle replacements over the contract term. The refurbishment will take place in the first 3.5 years. The scheme also facilitates the refurbishment of 484 leaseholder dwellings.

Date of contract signature: June 2007

Length of contract: 20 years

Contractor: Regenter B3 Limited (Pinnacle Housing, Equipe and Higgins Construction)

London Borough of Newham - Forest Gate

A 20-year contract for the refurbishment, to the Decent Homes standard, of 907 council homes in the Forest Gate area, consisting mainly of medium rise flats and maisonettes but including four high rise blocks and a number of acquired street properties. 14 Victorian houses currently subdivided into 31 flats will be re-converted into houses for larger families, resulting in 890 council homes at the end of the refurbishment period. Housing management and maintenance including lifecycle replacements over the life of the contract are included in the contract.

The contract will be for 20 years, including a refurbishment period of 3 years. The scheme will also facilitate the refurbishment of 448 leasehold homes (only exterior and common parts). Development of new build for sale (affordable and market value) and affordable rent and a community centre will take place on derelict sites adjacent to the PFI area through a separate Development Agreement.

Date of contract signature: January 2009

Length of contract: 20 years

Contractor: Swan Housing Group

Leeds City Council - Little London

Little London is a residential area immediately to the north of the city centre in close proximity to both of Leeds' universities. The properties are a mixture of traditionally and non-traditionally constructed homes, dating from the 1950's to the 1980's. The project forms the central element of the regeneration of the Little London estate. It involves the refurbishment (to meet the Decent Homes standard) of 861 existing rented units and the re-provision of 125 new build units of council housing.

As part of the wider regeneration, a further 150 units will be demolished, releasing the sites for development with a mix of affordable and private sale houses. This scheme was jointly procured with the Beeston Hill & Holbeck project (Fifth Round). For further details, please see the Fifth Round section.

Third Round

Kirklees Council - Excellent Homes for Life

The scheme will deliver 550 new build council-owned homes to replace 650 non-decent homes which are being demolished. The new homes are being developed across around 30 sites in the area and will be a mix of general needs and extra care housing.

Date of contract signature: December 2011

Length of contract: 22.5 years

Contractor: John Laing/Pinnacle Regeneration (equity/project sponsors), Pinnacle (soft FM), Wates (construction/hard FM), Nord/Nationwide/Co-op (funders)

London Borough of Lambeth - Myatts Field North

This scheme covers 477 current properties on the Myatts Field North estate in London Borough of Lambeth. 175 properties will be refurbished, 302 will be demolished and re-provided, and the scheme will facilitate the building of further approximately 200-270 properties for sale. Remodelling of the estate will address exposed rear gardens, poor circulation routes and lack of personal safety.

The existing open space will be re-provided in the form of a more conventional park to combat serious crime issues. A Tenant Management Organisation currently exists on the estate and the Council is working closely with it during the procurement period.

Date of contract signature: May 2012

Length of contract: 25 years

Contractor: John Laing/Pinnacle Regeneration (equity/project sponsors), Pinnacle (soft FM), Wates (construction/hard FM), Nord/Nationwide/Co-op (funders)

Fourth Round

Oldham Council - Gateways to Oldham

The 25-year contract will regenerate the Primrose Bank and Crossley Estates, located at "Gateways to Oldham", through a mix of refurbishment (322 units), demolition (308 units) and re-provision (266 units). New HRA housing will also be provided near the Clarkwell Estate (64 units). The scheme will also facilitate the development for sale of around 107 homes.

Date of contract signature: November 2011

Length of contract: 25 years

Contractor: John Laing/ Pinnacle Regeneration (equity/project sponsors), Great Places (soft FM), Wates (construction/ hard FM), Barclays/Co-op/Santander (funders)

Manchester City Council - Brunswick

The Brunswick PFI area lies to the southeastern edge of the city centre. It is a residential area dominated by 1970s council housing. The area lies adjacent to the Plymouth Grove HRA PFI area and, following other major regeneration initiatives in the city, has become a priority area to deliver comprehensive regeneration and a sustainable neighbourhood.

The project will refurbish and maintain 654 existing homes and will also build and maintain a further 200 new properties for social rent. The project features the delivery of substantive improvements to the Brunswick PFI area. In addition, this project will facilitate the delivery of circa 200 new homes for sale, with the aim of providing tenure diversification and sustainable communities.

Date of contract signature: December 2013

Length of contract: 25 years

Contractor: S4B. Symphony Housing Group/Equitix (equity/project sponsor), Mears (construction/hard FM), Symphony (soft FM), project bond funding wrapped by Assured Guaranty, Galliford Try (non PFI development)

Fifth Round

Leeds City Council – Beeston Hill & Holbeck

The Little London and Beeston Hill & Holbeck schemes were procured together. The scheme involves the clearance of around 680 unsustainable, low demand council homes, re-provision of around 350 new build council homes and refurbishment of around 280 council homes in the Beeston and Holbeck area. The contractor will be responsible for the ongoing maintenance of these properties over the contract term.

Date of contract signature: July 2013

Length of contract: 30 years

Contractor: Keepmoat/Equitix/Lloyds (equity/project sponsor), Aire Valley Homes/West North West Homes

Salford City Council - Creating a New Pendleton

The Pendleton PFI scheme will, through a 30-year contract (including a 5-year construction period), deliver the refurbishment of 1253 council owned properties to the Decent Homes plus standard, and remodelling to improve access and reduce crime. 860 properties will be demolished, including 4 multi-storey blocks of flats.

Housing management services will pass to the PFI provider. A separate development agreement, not funded through DCLG capital support, will deliver a minimum of 460 units for affordable rent, circa 950 units for market sale and a minimum of 25 units for shared ownership.

Date of contract signature: September 2013

Length of contract: 30 years

Contractor: Chevin HA (the Together Housing Group) (equity/project sponsor), Bramall (construction), Chevin (soft FM), Chevin & Bramall (hard FM), project bond funding

North Tyneside Council - Older People - Homes for the Future

Modernisation of existing 33 sheltered housing schemes through refurbishment and new build, plus a new extra care scheme to meet the Decent Homes standard and aspirations of a growing older population. At present the scheme intends to demolish and reprovide 692 units and 358 units.

Date of contract signature: March 2014

Length of contract: 28 years

Contractor: S4NT, Equitix/Miller (equity/project sponsors), Miller (new build and refurbishment), project bond funding wrapped by Assured Guaranty (housing management retained by the Council)

Non-HRA schemes (providing additional affordable rented housing)

Pathfinders

Coventry City Council - New Homes for Old (NHFO)

A 25-year contract jointly procured with the Department of Health (DH) that forms Phase 2 of Coventry's New Homes For Old programme, and is designed to deliver improved care services for older people in Coventry. The scheme is let to Anchor Trust for 25 years and comprises of 120 Domiciliary Support Flats on 3 sites (CLG funded) and 80 special dementia places across 2 sites. The sites were all completed between April and December 2007.

Date of contract signature: March 2006

Length of contract: 25 years

Contractor: Anchor Housing Trust

Derby City Council - Inner City Regeneration

A 30-year contract for the acquisition and improvement of 150 empty unfit private sector properties in the city centre over a 2-year period by Home Housing Association. They will be improved to equip them as social housing for a 30-year life, contributing to the city's objective of meeting the demand for affordable city centre living. The properties will be let by the private sector partner to nominations supplied by Derby on conditions of tenancy and at rent levels specified by the Council.

Date of contract signature: Jul 2000

Length of contract: 30 years

Contractor: Derwent Housing Association

London Borough of Hammersmith and Fulham - Future Services for Older People

A 30-year contract for a joined up housing and social services PFI to provide a range of services for older people. The scheme comprises 140 nursing care beds, to include 48 beds for the Health Authority in a partnership agreement and 32 extra care sheltered housing places. There is also in-house provision of a resource centre for day care and outreach, and a day centre for day care and outreach, specifically for older people suffering dementia. The scheme is also supported by DH.

Date of contract signature: March 2004

Length of contract: 30 years

Contractor: Care UK Partnerships (Care UK, Hanover Housing)

North East Derbyshire District Council - Holmewood

This 15-year contract was the first non-HRA PFI scheme to be approved by the government. The scheme involved the provision of 51 flats and bungalows, which replaced 34 defective council properties that had been demolished on the site. The new dwellings are owned and managed by South Yorkshire Housing Association.

The provision of 51 units is split as follows:

- 30 units comprising of 1-bed flats for younger single households
- eight units comprising 2-bed flats for childless couples
- 13 units comprising 2-bed bungalows for elderly persons
- The Council has 100 per cent nomination rights for the term of the contract

Date of contract signature: August 1998

Length of contract: 15 years

Contractor: South Yorkshire Housing Association

Selby District Council - Non-HRA PFI

A 30-year contract for approximately 200 units of social housing in the third non-HRA PFI contract to reach completion. Selby has entered into an

agreement with South Yorkshire Housing Association Limited for the provision of these dwellings, as well as continuing maintenance work.

Date of contract signature: March 2004

Length of contract: 30 years

Contractor: South Yorkshire Housing Association

Second Round

Warrington Borough Council - Phase 1 (Anson and Blenheim)

A 30-year contract for the redevelopment and regeneration of part of the Blackbrook Estate. 261 existing units in Anson and Blenheim Close have been demolished and are being replaced with a mixed development of social rented accommodation and homes for sale. 105 units of the new houses built on the existing site are funded by DCLG capital support and will be for social rented housing.

Date of contract signature: Sept 2004

Length of contract: 30 years

Contractor: Arena Housing

Warrington Borough Council - Phase 2 (John Morris House)

This second phase of the scheme provides an additional 38 sheltered accommodation units on an alternative site within the borough.

Date of contract signature: March 2007

Length of contract: 30 years

Contractor: Arena Housing

London Borough of Brent - Social Housing and Adult Care PFI

A 30-year contract for the provision of a total of 400 new build units to provide temporary and permanent housing (both categories built to the standard of permanent accommodation). Of this total, 228 units will be provided through the initial financial close, with the remaining 172 units provided through a variation to the contract. 158 social housing units at affordable rents will be provided (including 35 semi-independent care units); 222 social housing units at market rents for homeless people; 15 registered care home places; and 5 respite beds will be provided under the scheme.

Date of contract signature: December 2008

Length of contract: 20 years

Contractor: Brent Co-Efficient (Hyde, Bouygues UK Ltd and Bank of Scotland)

Third Round

London Borough of Croydon - New For Old (NFO)

A 30-year contract to provide 40 new build extra care sheltered flats for social renting on a council site that previously housed a day centre for elderly people. This will help meet the shortage of affordable housing for older people across the borough. This is a joint project with a DH scheme that will provide 4r new resource centres, with residential and nursing care beds, for older people.

Date of contract signature: December 2006

Length of contract: 33 years

Contractor: Care4Croydon (Eldon Housing Association, Geoffrey Osborne and UME Investment Co Ltd, Allied Irish Bank)

Cheshire East Council - Extra Care Housing Project

Cheshire East Council are now the lead authority in partnership with Cheshire West and Chester Council. This is a 30-year contract for the provision of 240 new build additional social rented homes, with the social rented homes being built within the first 2 years. The scheme will also facilitate the development for outright sale of 113 homes and 80 homes for shared ownership. All the accommodation is extra care. The homes will be built on 5 sites across the county.

Date of contract signature: October 2007

Length of contract: 30 years

Contractor: Avantage (MJ Gleeson, Harvest Housing (Manchester & District HA), Nationwide)

Kent County Council - Better Homes Active Lives

A 30-year contract for a scheme which will deliver 340 high quality supported housing units for older people (275 units), adults with a learning disability (58 units) and adults with mental health problems (7 units) on 12 sites across 10 districts in Kent. The County Council has entered into the contract with Kent Community Partnerships Limited (KCPL) on behalf of 10 District Councils and their Primary Care Trust partners. KCPL is a mutual and provident society set up by Housing 21 with funding from Barclays Bank.

Date of contract signature: October 2007

Length of contract: 30 years

Contractor: Kent Community Partnerships Limited (Housing 21 with funding from Barclays Bank)

Leeds City Council - Independent Living

A 28-year contract, with support from DCLG, DH and the Department for Children, Schools & Families (DCSF), to increase opportunities for adults with learning disabilities and/or mental health needs to live independently by moving away from hostel-based accommodation through the provision of high quality, purpose-built properties on a number of sites across the city. DCLG is supporting the provision of new accommodation; DH is supporting respite and

emergency/assessment accommodation and transitional care and crisis units and DCSF is supporting additional children's services. The scheme will provide a total of 163 units for people with learning difficulties and mental health needs in a mix of bungalows, houses and flats on 39 sites across the city.

Date of contract signature: June 2008

Length of contract: 27 years 4 months

Contractor: LiLAC (Gleesons Cap Solutions Ltd, Norddeutsche Landesbank, Jack Lunn (Properties) Ltd, Powerminster, Progress Care Housing Association)

Derby City Council - Delivering Affordable Housing

Provision of 175 units of social rented housing using a combination of new build properties and the refurbishment of properties acquired by the contractor. 104 new build units have been delivered and a further 66 properties will be acquired from the open market and refurbished.

The new build properties were built on a mixture of land provided by the Council and land acquired from developers through the Section 106 process - both provided for the scheme at nil cost.

Date of contract signature: Sept 2012

Length of contract: 28 years

Contractor: On balance sheet transaction for Riverside Housing Association

Wiltshire Council - Wiltshire Non-HRA PFI Scheme

Provision of 242 additional social rented units, which will be delivered across both Council owned land and land brought forward by the consortia. The homes will help to house the increasing numbers of homeless households, reducing the cost of temporary accommodation and replacing the inadequate hostel accommodation.

Date of contract signature: December 2011

Length of contract: 20 years

Contractor: Aster Communities (project sponsor/equity), Westbury Partnerships (construction), Aster Group (hard/soft FM), and Barclays (funder)

Fourth Round

Woking Borough Council - Priority Homes - Putting Affordable Housing First

The scheme is delivering 224 affordable social rented homes on the Moor Lane site. The PFI contractor is responsible for the building and ongoing management and maintenance of the properties over the 25 years of the PFI contract. The scheme will also facilitate the delivery of 147 homes for outright sale on the site. These private sale properties will be clustered throughout the site amongst the affordable social rented homes, to provide integrated mixed communities.

Date of contract signature: November 2013

Length of contract: 25 years

Contractor: Evolution, Thames Valley HA/Kier (equity/project sponsors), Thames Valley (soft FM), Kier (construction/hard FM), Nord LB (funder)

Fifth Round

Kent County Council - Excellent Homes for All

Provision of 228 new build units of supported social rented housing for vulnerable people in a number of different categories (youths and adults with mental health needs, the homeless and vulnerable) and extra care sheltered housing for the elderly. The units are being developed in clusters across 7 sites within the 5 participating Districts (Ashford, Dartford, Dover, Thanet and Tunbridge Wells), each cluster providing between 9 and 48 units of accommodation. The units are designed to allow flexibility of use if future demand changes. Care and support services are not included in the contract.

Date of contract signature: June 2014

Length of contract: 26 years

Contractor: Galliford Try Investments (GTI), Galliford Try/Dalmore (equity/project sponsor), Galliford Try (construction; FM), West Kent HA (housing management), Nord funding

Stoke-on-Trent City Council - extra care housing provision

This scheme is for new build provision of 390 extra care units of additional social rented accommodation. The contractor is undertaking the initial development and also providing the housing management and maintenance services over the contract term. Care and support services are not included in the contract.

Date of contract signature: July 2014

Length of contract: 25 years

Contractor: Sapphire, Your Housing Group/Eric Wright Group/Kajima Partnerships (equity/sponsors), Eric Wright (construction/hard FM), YHG (housing management), Aviva (funding)

Last updated August 2014