

Cambridgeshire Sub- Regional Housing Board

2nd July 2010

David Keeling
Executive Director (Development & Property)



Scenario Testing – 4 schemes 240 units

Tenure Balance Without Grant

Scheme Location	Rent %age	Shared Ownership %age
South Cambs	50	50
Huntingdonshire	43	57
Bedford	40	60
Milton Keynes	37	63
Aggregate	43	57

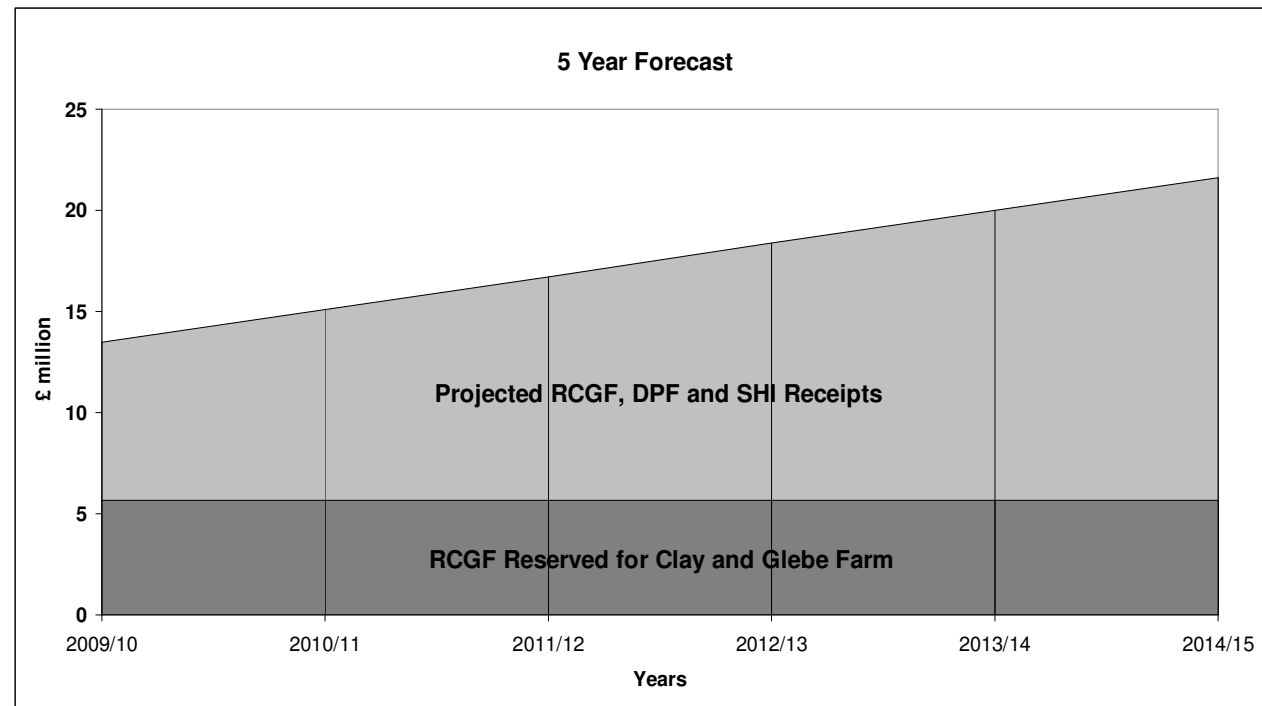
Shared Ownership Risk Bespoke Mortgage Product

- Ipswich B.S. – **bpha**, Flagship HA, Orwell HA
- Exclusive shared ownership product – to **bpha** in Cambs, Beds, M.K.
- 300 Mortgages a year for 3 years from April 2010
 - o Fixed rate 6.8%
 - o 95% loan to value
 - o Minimum 40% share

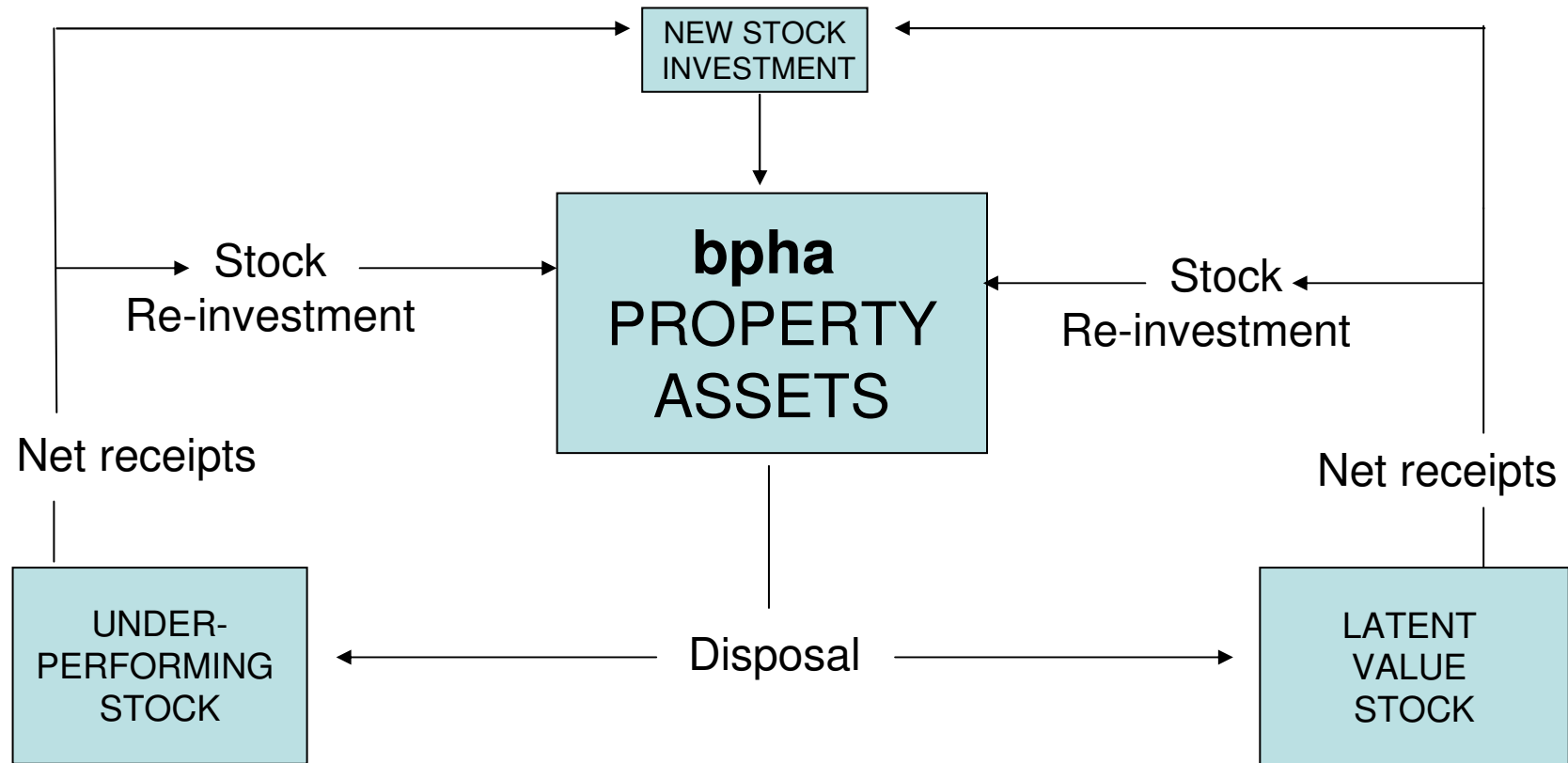


RCGF

- 20m by 2014/15
- Leverage
- RCGF changes



Asset Management Model



Standards and Components

- Design Efficiencies
 - Footprint
 - Standardisation
 - Design Fees
- Space Standards
 - General Needs
 - Extra Care
- Component Quality
 - Design Life
- Nil Grant/Shared Ownership
 - Environmental Standards
 - Commercial Product



Other Issues

- Grant may not disappear
- Open market sale and rent
- Institutional investment