



National Audit Office

PFI in Housing

Project details

JUNE 2010

Project details

The following table gives details of the 50 projects in the PFI housing programme.

| Local Authority | Project | Funding from the Department of Communities and Local Government ¹ (£m) | Funding from other departments ¹ (£m) | Type of development | Type of housing | Status |
|---------------------------------------|---------------------|---|--|---|-----------------|-----------------------|
| Round 1 | | | | | | |
| London Borough of Camden | Chalcots Estate | 65.00 | | Refurbish existing stock | Council housing | Signed June 2006 |
| London Borough of Islington | Street Properties 1 | 74.69 | | Refurbish existing stock | Council housing | Signed March 2003 |
| Leeds City Council | Swarcliffe | 78.80 | | Refurbish and demolish existing stock | Council housing | Signed March 2005 |
| Manchester City Council | Plymouth Grove | 36.64 | | Refurbish and remodel existing stock, and estate regeneration | Council housing | Signed March 2003 |
| London Borough of Newham | Canning Town | 31.89 | | Refurbish existing stock | Council housing | Signed June 2005 |
| Reading Borough Council | North Whitley | 49.60 | | Refurbish existing stock | Council housing | Signed March 2004 |
| Sandwell Metropolitan Borough Council | Hawthorn Fields | 71.00 | | Refurbish existing stock | Council housing | Signed March 2006 |
| Round 2 | | | | | | |
| Ashford Borough Council | Stanhope Estate | 40.00 | | Refurbish and remodel existing stock | Council housing | Signed April 2007 |
| London Borough of Islington | Street Properties 2 | 165.00 | | Refurbish existing stock | Council housing | Signed September 2006 |
| Leeds City Council | Little London | 94.85 | | Refurbish and demolish existing stock and build new housing | Council housing | In procurement |
| London Borough of Lewisham | Brockley Housing | 115.91 | | Refurbish existing stock | Council housing | Signed June 2007 |
| Manchester City Council | Miles Platting | 162.00 | | Refurbish and remodel existing stock, and estate regeneration | Council housing | Signed March 2007 |

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|--|-------------------------------|---|--|---|----------------------------|---|
| Round 2 continued | | | | | | |
| London Borough of Newham | Forest Gate | 55.00 | | Refurbish existing stock | Council housing | Signed January 2009 |
| Oldham Metropolitan Borough Council | Sheltered Housing | 132.00 | | Refurbish, remodel and demolish existing stock; build new sheltered and extra care housing | Council housing | Signed October 2006 |
| Early new build schemes | | | | | | |
| London Borough of Brent | Housing and Adult Social Care | 37.00 | | Build new general needs and extra care housing | Non-council social housing | Phase one signed December 2008 Phase two due to sign June 2010 |
| Coventry City Council | New Homes for Old | 14.70 | 6.95 ² | Build new specialist dementia residential care homes and housing with care | Non-council social housing | Signed March 2006 |
| Derby City Council | Inner City Regeneration | 2.80 | | Acquire privately owned properties and refurbish as general needs housing | Non-council social housing | Signed July 2000 |
| London Borough of Hammersmith & Fulham | Nursing Homes and Extra Care | 4.70 | 7.30 ² | Build two care homes with nursing and extra care sheltered housing, catering primarily for older people including those with dementia | Non-council social housing | Signed March 2004 |
| North East Derbyshire District Council | Holmewood PFI Housing Scheme | 0.36 | | Build new general needs housing | Non-council social housing | Signed August 1998 |
| Selby District Council | Non-HRA PFI Scheme | 6.74 | | Build new general needs housing | Non-council social housing | Signed March 2004 |
| Warrington Borough Council | Anson and Blenheim Close | 4.30 | | Build new general needs housing | Non-council social housing | Signed September 2004 |
| Warrington Borough Council | John Morris House | 2.00 | | Build new supported housing for young people | Non-council social housing | Signed March 2007 |

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|--|------------------------------|---|--|--|----------------------------|----------------------------------|
| Round 3 | | | | | | |
| Cheshire County Council | Extra Care Housing 1 | 55.00 | | Build new extra care housing | Non-council social housing | Signed October 2007 |
| London Borough of Croydon | New for Old | 6.33 | 32.03 ² | Build new extra care housing | Non-council social housing | Signed December 2006 |
| Derby City Council | PFI Housing | 22.25 | | Build new general needs housing, and purchase and refurbish additional housing | Non-council social housing | In procurement |
| Kent County Council | Better Homes Active Lives | 72.49 | | Build new extra care and other supported housing for vulnerable people | Non-council social housing | Signed October 2007 |
| Kirklees Council | Excellent Homes for Life | 101.50 | | Build new general needs housing and extra care housing | Council housing | In procurement |
| London Borough of Lambeth | Myatts Field | 114.60 | | Refurbish and remodel existing stock | Council housing | In procurement |
| Leeds City Council | Independent Living | 45.90 | 14.20 ² 4.50 ³ | Build new extra care housing | Non-council social housing | Signed June 2008 |
| Manchester City Council | Collyhurst | 252.00 | | Refurbish and remodel existing stock, and estate regeneration | Council housing | Developing outline business case |
| Wiltshire Council (formerly West Wiltshire District Council) | Wiltshire non-HRA PFI Scheme | 83.00 | | Build new build general needs housing for affordable rent | Non-council social housing | In procurement |
| Round 4 | | | | | | |
| Manchester City Council | Brunswick | 118.10 | | Refurbish and remodel existing stock, and estate regeneration | Council housing | In procurement |
| Oldham Metropolitan Borough Council | Gateways to Oldham | 131.00 | | Refurbish and remodel existing stock | Council housing | In procurement |
| Woking Borough Council | Priority Homes | 44.00 | | Build new general needs housing | Non-council social housing | In procurement |

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|-----------------------------|---|---|--|---|----------------------------|--------------------------------------|
| Round 5 | | | | | | |
| Cheshire County Council | Extra Care Housing 2 | 50.00 | | Build new extra care housing | Non-council social housing | Developing outline business case |
| Kent County Council | Excellent Homes For All | 75.09 | | Build new extra care and other supported housing for vulnerable people | Non-council social housing | In procurement |
| Leeds City Council | Beeston Hill & Holbeck | 95.30 | | Refurbish and redevelop existing stock and build new housing | Council housing | In procurement |
| North Tyneside Council | Quality Homes for Older People | 112.40 | | Rebuild and refurbish existing sheltered housing stock. | Council housing | In procurement |
| Salford City Council | Creating a New Pendleton | 121.02 | | Refurbish and remodel existing stock and build new homes for sale and social rent | Council housing | In procurement |
| Stoke-on-Trent City Council | Extra Care Housing | 123.07 | | Build new extra care housing | Non-council social housing | Business case conditionally approved |
| Round 6 | | | | | | |
| Birmingham City Council | Erdington | 100.00 | | Build new housing and refurbish existing stock | Council housing | Developing outline business case |
| Cornwall Council | Affordable Housing for Cornwall | 151.00 | | Build new general needs and extra care housing | Non-council social housing | Developing outline business case |
| Hull City Council | The Transformation of Orchard Park | 160.00 | | Demolish some existing stock and build new general needs housing | Council housing | Developing outline business case |
| Leeds City Council | Lifetime Neighbourhood | 183.00 | | Build new extra care housing | Council housing | Developing outline business case |
| Northampton Borough Council | Eastfield and Thorplands (Northampton East) Regeneration Scheme | 100.00 | | Refurbish, remodel, demolish and replace existing housing, providing a higher proportion of family housing, public realm and environmental enhancements | Council housing | Developing outline business case |

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|-----------------------------|--------------------------------|---|--|--|----------------------------|----------------------------------|
| Round 6 continued | | | | | | |
| Nottingham City Council | Meadows Housing | 200.00 | | Refurbish and remodel existing stock, demolish unpopular housing and reprovide family homes and extra care accommodation | Council housing | Developing outline business case |
| Portsmouth City Council | Somertown Regeneration Project | 122.00 | | Build new quality homes | Council housing | Developing outline business case |
| Shropshire Council | Extra Care Housing | 119.00 | | Build new extra care housing | Non-council social housing | Developing outline business case |
| London Borough of Southwark | Aylesbury Estate | 181.00 | | Redevelop existing stock as part of a wider, comprehensive regeneration programme | Council housing | Developing outline business case |
| Stoke-on-Trent City Council | Suburban Estates Investment | 177.00 | | Transform estate; build new housing and enhance the wider public realm | Council housing | Developing outline business case |

NOTES

- 1 These figures are the Net Present Values, at the time funding was awarded, of the payments that will be made to the private sector over the course of the contracts.
- 2 Funding from the Department of Health.
- 3 Funding from the Department for Education.