



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 <sup>1</sup> (£m)	Funding from other departments <sup>1</sup> (£m)	Type of development	Type of housing	Status
<b>Round 1</b>						
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
<b>Round 2</b>						
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

Local Authority	Project	Funding from the Department of Communities and Local Government <sup>1</sup> (£m)	Funding from other departments <sup>1</sup> (£m)	Type of development	Type of housing	Status
<b>Round 2 continued</b>						
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
<b>Early new build schemes</b>						
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 <sup>2</sup>	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 <sup>2</sup>	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

## 4 PFI in Housing

Local Authority	Project	Funding from the Department of Communities and Local Government <sup>1</sup> (£m)	Funding from other departments <sup>1</sup> (£m)	Type of development	Type of housing	Status
<b>Round 3</b>						
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 <sup>2</sup>	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 <sup>2</sup> 4.50 <sup>3</sup>	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
<b>Round 4</b>						
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

Local Authority	Project	Funding from the Department of Communities and Local Government <sup>1</sup> (£m)	Funding from other departments <sup>1</sup> (£m)	Type of development	Type of housing	Status
<b>Round 5</b>						
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
<b>Round 6</b>						
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

Local Authority	Project	Funding from the Department of Communities and Local Government <sup>1</sup> (£m)	Funding from other departments <sup>1</sup> (£m)	Type of development	Type of housing	Status
<b>Round 6 continued</b>						
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.