

The background of the slide features a large red construction crane in the foreground, positioned on the left side. Behind it, a city skyline with various buildings is visible against a clear blue sky with some light clouds. The entire scene is reflected on a white surface at the bottom of the image.

ULI/HCA Housing Forum

**Exploring the future of housing investment
in the UK**

**Long term private sector investment in the
housing market**

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Business Models

Calcutt 2007

- Current trader - traditional housebuilder
- Investor
- Self-build
- Registered provider - build for sale

The investor model: constraints

Returns on market rented property

- Net income returns typically 3.3 to 3.6%
- Unlocking capital appreciation

Tax - Treasury consultation Feb 2010

- SDLT on bulk purchases
- REITS

The investor model: constraints

Long term management to protect value

- A role for registered providers in mixed tenure schemes
- The public realm problem

Void Risk

- The HCA initiative
- Short term leases and staircasing options

The investor model: constraints

Social housing registered for profit providers after April 2010

- HCA grant?
- Unregistered for profit providers within the group
- The social housing lock
- Sub market rented accommodation?