



Project Bricks

Do you have land available for low cost, affordable housing but no cash to fund the build?

Do you have run down housing that needs replacing with new – but no cash to fund the build?

Do you need social homes to rent out but have not cash to build them?

Do you want to develop homes for shared ownership but have no cash to build them now?

If the answer is yes to any of the above then Funding Finders may be able to help.



We have a number of developers and investors willing to provide any type of housing at no cost to you. The investors are also keen to support the development of other infrastructure needed around the housing developments, i.e. community centres, retail parks, industrial parks, hospitals, schools, health centres, rail links etc.

How does it work?

There are several schemes available:

- The developer/investor builds the homes – the agency (i.e. Council or Housing Association) manages the homes and provides the developer with the rent (agreed at contract negotiation stage). A management fee may be arranged with the Council/Housing Association.



- The developer/investor builds the affordable homes and the Housing Association/Council agrees to support the sale of these homes to the relevant client groups (i.e. key workers etc.)/Home Buy scheme.

- The developer/investor builds the affordable homes and the Council/Housing Association agrees to put in place a shared ownership scheme/Home Buy scheme with the tenants, providing the developer/investor with the relevant rental/purchase income.



- Developers may also have housing stock already built that may be used for Council/Housing Association rental schemes.

A mixture of the above may be used depending on your local needs. (Joint venture build opportunities are also available where Councils/Housing Associations may have some funds to put towards the build costs, i.e. 106 agreements funds, Government funds, etc.) Land ownership may be retained by the Council/Housing Association or a sale price agreed with the developer.

Worklessness/Employability Scheme

Funding Finders has also developed a best practice worklessness and employability scheme that can be run alongside the above housing scheme, thereby providing those unemployed with an incentive (a new house) to coming off benefits. The scheme can be used to strengthen the relationships between all public sector agencies (with targets to reduce worklessness, crime and benefit claimant numbers), with those responsible for reducing homelessness, or increasing the number of affordable homes available. At the same time, this also strengthens the partnerships with the Voluntary and Community organisations who currently work with the relevant client groups by ensuring that those who have funding from the LSC, RDA's, EU funds, DCLG funds, Central Government etc., work together to achieve the targets set by the funders and Government. This project also enables the new homes built to be offered to those joining the scheme, and also ensures that the properties built are relevant to those needing a home. In addition, the scheme can also support the implementation of new initiatives (i.e. mortgage guarantee schemes) to support those wishing to purchase a new home. Funding Finders can also help with accessing funding for this and can provide implementation advice and support/training.

For more information, or to request an application pack, please contact the Funding Finders office:

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