

Regulation and supply.....



What is regulation?



Why regulate?

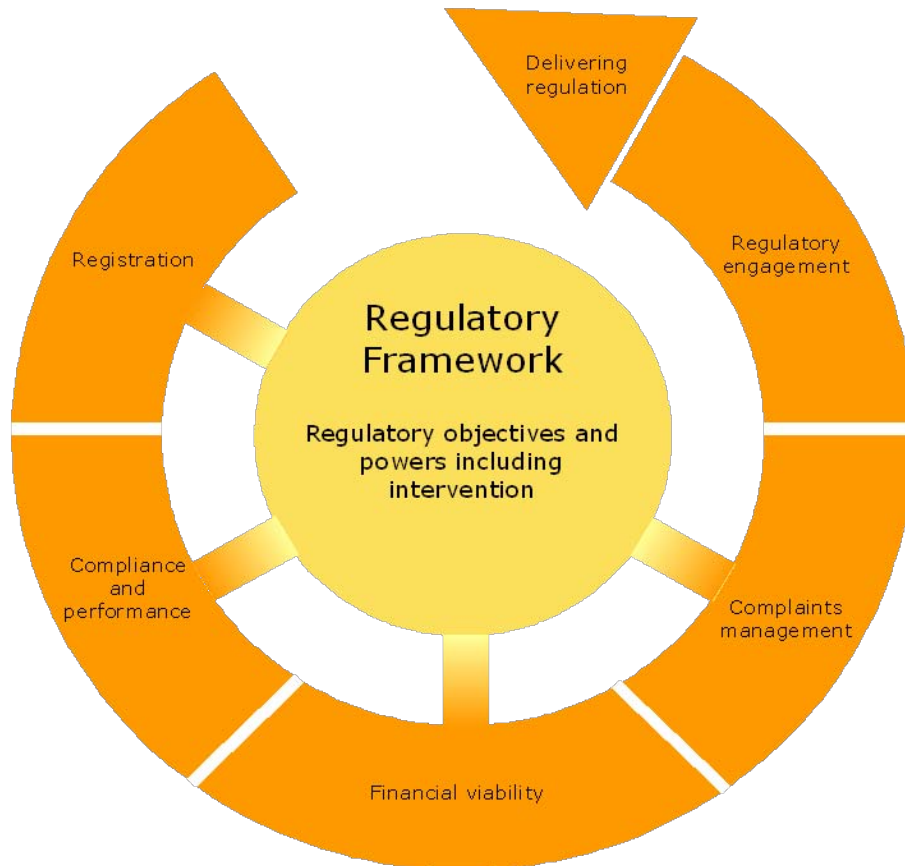
- Protection of tenants, investment, assets
- Strengthen sector capacity
- Reduce risk
- Increase investment
- Minimum improved standards

Supply



Legislative Framework - protections

The regulatory framework



- Legislation is tough and effective
- Access to investment
- Intervention powers
- 2 levels of registration
 - housing associations
 - housing providers
- Registration of community housing providers by December 2008
- 8 associations, 2 providers

Outputs

- Commercially focused
 - Financially viable
 - Attracting 25% leverage for affordable housing
 - Self funding (responsible for all costs)
- Capacity for growth
 - Strategic partnerships with private sector and local government
 - Innovative housing models
 - Wide range of affordable housing products
- Flexible range of agencies
- Viable, well managed and well governed sector

The Victoria sponge cake



The icing on the cake

- Sustained levels of investment
- NRAS
- A national regulatory framework?

Conclusion

