

# Scoping Report for Evaluation of AHP Programme 2021-26

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## The Programme

- £11.5 bn for up to 185,000 dwellings across England;
- Managed by Homes England and GLA – rather different approaches;
- Two distinct approaches: pre-selected strategic partners; continuous market engagement.
- Significant proportion of strategic partnership proposals already in place?
- Less emphasis on owner-occupation than in the last programme – around 50% for strategic partnerships 40% for continuous engagement.



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## The Scoping Approach

- Purpose of the programme;
- Development of theory of change- how intended to achieve objectives;
- Methodology – process evaluation; impact and outcome evaluation; value for money value for money - cost benefit analysis using Treasury rules; comparator mainly the 2016 – 2023 programme;
- The timings of each piece of work;
- What data will be needed to answer the research questions; and
- How those data might be collected.



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## Objectives and research questions

- Increased access to secure and decent homes for households who cannot otherwise afford to buy or rent a home at the market price.
- Increased homeownership across England, amongst those that might not otherwise be able to buy their own home.
- Positive impacts for wider communities and society.
- 12 research questions (RQs) - and many sub-questions - concentrating on: how the model has delivered; whether policy objectives are being met; how are outcomes affected by external factors; has it produced value for money; demographics of those helped particularly in the affordable housing sector; standards of accommodation; appropriate allocations – right types in right places?; really helping occupants; impacts on communities; impact of new models of SO and RTSO.
- Ultimate question is value for public money (using Green Book)



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## Issues

- Many of the outcomes/ benefits will come well after the ends of the programme;
- Including second and later round effects;
- Use of change in value of land as estimate of benefits;
- Need for secondary data – often not quite what needed - eg use of English Housing Survey
- Dependence on surveys – from large range of stakeholders – not always easy to trace ;
- Expense of actual Evaluations.

