

Pocket Living partners with Barclays for Walthamstow affordable scheme

Affordable housing developer Pocket Living has signed a funding deal with Barclays and Housing Growth Partnership to fund almost £23m to its latest scheme in Walthamstow, *Property Week* can reveal.



Pocket Living, Walthamstow

The funding will enable the delivery of 90 one-bedroom discounted homes at Pocket's Forest Road development in Walthamstow, which is due to open next year.

The new homes will be available exclusively to first-time buyers who either live or work in Waltham Forest and earn under the Mayor of London's income threshold for affordable housing. Purchasers will own 100% of their property, which will be sold at a minimum of a 20% discount to the local market.

Barclays will be providing a senior and mezz loan totalling £16.5m, HGP is investing £4.3m and Pocket will also be providing over £2m in equity for the joint venture.

This announcement marks the first deal Barclays has worked alongside HGP, a social impact investor backed by Lloyds Bank and Homes England, as funding partners on a residential scheme.

Paul Rickard, chief financial officer at Pocket Living, comments: "This marks our first deal with HGP and Barclays and allows us to increase the delivery of much-needed new affordable homes. At Pocket we build homes for the people who are vital to a thriving city and yet can't afford to buy a home and put down roots. Around 40% of these people are key workers otherwise let down by the London housing market.

"Pocket has a successful track record, but we know there is still more to be done. HGP and Barclays share this commitment to meeting the housing needs of city makers and this funding deal provides a blueprint that can lead to a significant increase in the delivery of affordable homes both in and out of London."

Ian Foster, relationship director at Barclays, said: "We have followed the Pocket story for a number of years and are pleased to have been able to support them with the lending on this ambitious new development. This deal further underlines our ongoing commitment to the UK housing sector, and we look forward to continuing to work closely with all our valued clients to help deliver affordable housing for local communities."

James Hutchinson, investment director at Housing Growth Partnership, said: "We are delighted to be working with Pocket Living and Barclays on this development, which will build quality affordable homes for those living in the local community. This deal marks the continued success of the Housing Growth Partnership which has supported housebuilders to deliver over 4,500 homes across the country."