



HM Treasury

Infrastructure (Financial  
Assistance) Act 2012:  
annual report for year ending 31  
March 2018

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July 2018





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Presented to Parliament pursuant to Section 3  
of the infrastructure (Financial Assistance) Act  
2012

July 2018



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ISBN 978-1-5286-0723-0

PU 2190

Printed in the UK by the APS Group on behalf of the Controller of Her Majesty's Stationery Office

CCS1217664738      07/18

Printed on paper containing 75% recycled fibre content minimum

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# Chapter 1

## Introduction

- 1.1 The Infrastructure (Financial Assistance) Act (“the act”) received Royal Assent on 31 October 2012. The purpose of the act is to make provision to authorise the Treasury, or the Secretary of State with the consent of the Treasury, to incur expenditure in relation to the provision of infrastructure.
- 1.2 The act requires a report to be made to Parliament each year setting out which arrangements have been entered into by the government where the government has relied on the act as authority to incur relevant expenditure.
- 1.3 For this reporting period the policies that have benefited from the provisions of the act are **UK Guarantees, Housing Guarantees, PF2 equity investments** and the **Digital Infrastructure Investment Fund (DIIF)**.
- 1.4 The **UK Guarantees** scheme was announced by the government in July 2012 and was introduced to avoid delays to investment in UK infrastructure projects that may have stalled because of adverse credit conditions. It works by providing a sovereign-backed guarantee to help projects access debt finance. The guarantee must cover a financial obligation, and is provided on a commercial basis with pricing of fees depending on the risk and structure of a particular project. Guarantees for up to £40 billion in aggregate can be offered. The scheme was due to close in March 2021 but as part of the 2016 Autumn Statement the Chancellor announced the extension of the UK Guarantees scheme to at least 2026. Projects must fall within the definition of infrastructure as set out by the act. The arrangements made under UK Guarantees are set out in Chapter 2 of this report.
- 1.5 The act is also used by the **Housing Guarantees** programme which is run by the Ministry of Housing, Communities and Local Government. Further information on this is set out in Chapter 3 of this report.
- 1.6 In Autumn Statement 2012, the government launched a new approach to public private partnerships – Private Finance 2 (PF2) – following its review of the Private Finance Initiative (PFI). As part of the package of reforms it was announced that the government would become a shareholder in future projects, to ensure a more collaborative approach to improving project performance and managing risk, to provide greater transparency of public private partnership arrangements and to improve overall value for money for the public sector.
- 1.7 To ensure an effective role is played by the public sector as an equity investor and to minimise the potential for conflicts of interest between the public sector acting as both investor and procurer, the **PF2 equity investments** are managed on a professional basis by a unit within the Infrastructure and

Projects Authority, which reports to the Treasury and Cabinet Office and is separate from the procuring authority. The investments are made on the same terms as those agreed by the private sector for a particular project. Details of the equity investments made during the year are set out in Chapter 4 of this report.

- 1.8 At Autumn Statement 2016 the Chancellor announced that the government would commit £400 million to a new DIIF, matched by private sector investors on the same terms. Statutory authority for the DIIF is provided by the act. The objective of the DIIF is to increase access to commercial finance for alternative developers of full fibre digital communications networks. Details of the DIIF investments made during the year are set out in Chapter 5 of this report.

## Reporting requirements

- 1.9 Section 3 (Reports) of the Infrastructure (Financial Assistance) Act 2012 requires that the Treasury reports as follows:

### Box 1.A: Infrastructure (Financial Assistance) Act 2012

#### Section 3 Reports

- 1 The Treasury must, in relation to each relevant period—
  - a) prepare a report in accordance with this section, and
  - b) lay it before the House of Commons as soon as is reasonably practicable after the end of that period.
- 2 “Relevant period” means—
  - a) the period beginning with the day on which this Act is passed and ending with 31 March 2013, and
  - b) each subsequent period of 12 months.
- 3 Each report must provide details of—
  - a) the arrangements entered into by the Treasury or the Secretary of State during the relevant period for giving, or in connection with giving, infrastructure assistance,
  - b) the expenditure incurred by the Treasury or the Secretary of State during that period in giving, or in connection with giving, infrastructure assistance,
  - c) the amount of the actual or contingent liabilities of the Treasury or the Secretary of State at the end of that period in respect of infrastructure assistance,
  - d) the sums received during that period by the Treasury or the Secretary of State in connection with infrastructure assistance, and

e) the amount of the government's expenditure and liabilities under this Act, determined as at the end of that period in accordance with section 2.

1.10 This report is for the period 1 April 2017 to 31 March 2018.

### **Portfolio management**

- 1.11 A portfolio management team manages the Treasury's UK guarantees, PF2 equity investments and the DIIF. This process involves regular site visits, attending relevant meetings, reviewing construction reports, finance reports and updates to financial models and taking independent expert advice where appropriate.
- 1.12 The portfolio management team reviews all active UK guarantees, PF2 equity investments and DIIF investments and reports to the risk committee on a quarterly basis. In relation to UK guarantees, it also undertakes a more detailed semi-annual review of each project's progress and key risks. All projects may be reviewed on an ad hoc basis if the portfolio management team becomes aware of any material risks that require a more immediate review process to be undertaken.



# Chapter 2

## UK guarantees

### The Arrangements entered into during the period

2.1 No new arrangements have been entered into under **UK Guarantees** by the Treasury during the reporting period.

### The expenditure incurred by the Treasury or the Secretary of State during the period

2.2 No external costs were incurred by the Treasury in the reporting period. Any costs incurred for signed guarantees, including legal services or technical advice procured by the Treasury, are borne by the issuer of the guaranteed debt. This is in accordance with market practice.

### The amount of actual or contingent liabilities of the Treasury or the Secretary of State at the end of the period in respect of infrastructure assistance

2.3 The total amount of actual or contingent liabilities of the Treasury at the end of the period ending 31 March 2018 in respect of infrastructure assistance under the act is £1756.7 million.

**Table 2.A: Change in contingent liabilities in reporting period**

Long-term contingent liabilities at 31 March 2017	£1790.3m
Contingent liabilities arising in the period 1 April 2017 to 31 March 2018	£8m
Reductions in contingent liabilities arising from amortisation or prepayment of underlying debt in the reporting period	£(79.8)m
Increases in contingent liabilities due to changes in foreign exchange rates	£8.7m
Contingent liability for short term interest due on underlying debt	£29.5m
<b>Contingent liabilities at 31 March 2018</b>	<b>£1756.7m</b>

## The amount of the government's expenditure and liabilities under this act, determined as at the end of the period

- 2.4 The total contingent liabilities at the end of period were £1756.7 million. There have been no calls on any guarantees entered into in the reporting period, so there has been no expenditure.

## The sums received during that period by the Treasury or the Secretary of State in connection with infrastructure assistance

- 2.5 Each borrower under a UK guarantee pays a guarantee fee which ensures that the Treasury is compensated for the risk it is taking on by providing the guarantee. This is generally a periodic fee calculated as a percentage of the principal amount of the guaranteed debt outstanding during the calculation period. The fee reflects the Treasury's assessment of the credit risk of the borrower and is set by reference to market pricing for similar credit risks. The total sums received in terms of cash receipts in the reporting period were £19.9 million.

## Looking forward

- 2.6 On 5 February 2018 the Hinkley Point C project company cancelled HM Treasury's commitment to provide a guarantee for bonds that may be issued by the project. This was consistent with the project's contractual right of cancellation.
- 2.7 As at 31 March 2018 all projects were progressing satisfactorily with no material concerns arising during the period that would indicate that there may be a call on a guarantee.

# Chapter 3

## Housing guarantees

- 3.1 The act also provides the legislative base for the government's £10 billion Housing Guarantees Schemes. These debt guarantees use the government's fiscal credibility to facilitate a stream of investment into new private rented sector and affordable housing projects across the United Kingdom.
- 3.2 The Ministry of Housing, Communities and Local Government (MHCLG) has capacity to guarantee, in total, up to £3.5 billion of debt for additional affordable housing and up to £3.5 billion of debt for new private rented sector housing. A further £3.0 billion was initially held in reserve to be made available for use across both schemes, according to demand.
- 3.3 There has been no call on the housing guarantees to date.

### Affordable Housing Guarantee Scheme

- 3.4 MHCLG appointed Affordable Housing Finance PLC (AHF, a subsidiary of The Housing Finance Corporation Limited) to manage the Affordable Housing Guarantee Scheme on 20 June 2013.
- 3.5 In 2015, the guarantee availability period of the Affordable Housing Guarantee Scheme was extended from 31 December 2015 to 31 March 2016.
- 3.6 As at 31 March 2017, the scheme had approved a total of £2.3 billion, supporting the delivery of over 31,600 affordable homes across the United Kingdom.
- 3.7 Between 1 April 2017 and 31 March 2018, seven applications (all of which were from repeat borrowers) were approved for a total amount of £262.5 million, supporting the delivery of 2,566 new affordable homes. This brings the total debt guaranteed and drawn to date to £3.2 billion, supporting the delivery of over 34,000 homes.
- 3.8 To date, finance has been raised for borrowers through:
  - a total £1.7 billion of bond issuances, with the latest bond for £107 million issued in July 2017 achieving an all-in price of 2.144%
  - a £1.5 billion long-term debt facility with the European Investment Bank, with the latest loan for £10 million drawn in March 2018 achieving an all-in price of 2.152%
- 3.9 Although Approved Borrowers pay a competitive rate for finance, the government does not charge a fee for signed guarantees, with the Affordable Housing Guarantee Scheme covered by the Services of General

Economic Interest state aid block exemption. This means that the government covers the administrative cost to MHCLG of granting these guarantees, thereby reducing costs for borrowers and facilitating greater investment in new affordable housing.

- 3.10 Applications for guarantees closed on 31 March 2018. All applications have now been processed, all loans have been drawn and the scheme is now in a monitoring regime.

### Private Rented Sector Housing Guarantee Scheme

- 3.11 DCLG appointed PRS Operations Limited (a subsidiary of Venn Partners LLP) to manage the Private Rented Sector Housing Guarantee Scheme on 10 December 2014.
- 3.12 Budget 2016 extended the guarantee availability period of the Private Rented Sector Guarantee Scheme from December 2016 to December 2017. In December 2017, the Scheme was further extended; it now closes to new applications in December 2018.
- 3.13 As at 31 March 2017, the scheme had approved a total of £658 million, supporting the delivery of over 4,200 private rented homes.
- 3.14 Between 1 April 2017 and 31 March 2018, 10 applications were approved for a total amount of £938 million supporting the delivery of 3,500 new rented homes. This brings total approval to date to £1.6 billion, supporting the delivery of over 7,700 homes across the United Kingdom.
- 3.15 To date, £481.8 million has been raised through bond issuance. The latest bond for £85 million was issued in January 2018 and achieved an all-in price of 1.638%.
- 3.16 Each borrower pays a guarantor fee to MHCLG, which is calculated as a percentage of the capital guaranteed. Between 1 April 2017 and 31 March 2018, guarantor fees received amounted to £1.1 million. In addition, borrowers pay a cost of risk fee to PRS Operations, the amount of which varies by borrower depending on their credit grade. MHCLG will be entitled to receive a share of these costs of risk fees (net of claims under the guarantees) once all the loans have been repaid.

### Looking Forward

- 3.17 The Chancellor announced at Autumn Budget 2017 that the Government would explore options with industry to create £8 billion worth of new guarantees to support housebuilding, including SMEs and purpose-built rented housing. The £3 billion which was held in reserve to be made available for use under the existing schemes forms part of the new £8 billion.
- 3.18 MHCLG has been undertaking market engagement to better understand the current landscape in terms of debt finance in the housing sector and hence how the new guarantee capacity can be most effectively deployed.
- 3.19 The new guarantees will be developed according to the HMT Contingent Liability Framework, ensuring that they have the maximum possible impact on increasing housing supply while safeguarding the sustainability of the public finance.

# Chapter 4

## PF2 equity investments

### The Arrangements entered into during the period

- 4.1 No new **PF2 equity investments** have been made by the Treasury during the reporting period.

### The expenditure incurred by the Treasury or the Secretary of State during the period

- 4.2 The expenditure incurred by the Treasury during the reporting period was £19 thousand.

### The amount of actual or contingent liabilities of the Treasury or the Secretary of State at the end of the period in respect of infrastructure assistance

- 4.3 There are no actual or contingent liabilities arising due to the PF2 equity investments at the end of the period. The Treasury has committed to provide £9.2 million of shareholder loans in total, £456 thousand of these are undrawn at the end of the period and £8.8 million have been drawn down.

### The sums received during that period by the Treasury or the Secretary of State in connection with infrastructure assistance

- 4.4 The sums received by the Treasury during the period were circa £235 thousand by way of interest received on the shareholder loans.

### The amount of the government's expenditure and liabilities under this act, determined as at the end of the period

- 4.5 The expenditure incurred by the Treasury in the reporting period was £19 thousand. The Treasury has committed to shareholder loans of which £456 thousand is undrawn.
- 4.6 The insolvency of Carillion is expected to have an impact on the Treasury's PF2 equity investments in the Midland Metropolitan Hospital and Midlands Schools projects. The amount of the Treasury's investment in these two projects is £4.9m.

# Chapter 5

## Digital Infrastructure Investment Fund

### The Arrangements entered into during the period

- 5.1 Following the commitment announced by the Chancellor of the Exchequer in Autumn Statement 2016, the DIIF was launched in July 2017. The total government investment in the fund is projected to be £400 million over its life.
- 5.2 During the reporting period, HMT gave its commitment to invest a total of £300 million over the four fiscal years between 2017/18 and 2021/22. Amber Infrastructure, Infracapital and M&G Investment Management Limited have been appointed to manage respectively £150 million, £100 million and £50 million of the committed funds. HMT's investment is conditional on the fund managers sourcing matching funds from the private sector.
- 5.3 One investment was made by one of the fund managers during the period, of which the HMT share was £4.2 million.

### The expenditure incurred by the Treasury or the Secretary of State during the period

- 5.4 Over the year to 31 March 2018, HMT has funded £1.1 million of establishment costs and general partner fees.

### The amount of actual or contingent liabilities of the Treasury or the Secretary of State at the end of the period in respect of infrastructure assistance

- 5.5 There are no actual or contingent liabilities arising due to the DIIF at the end of the period.

### The sums received during that period by the Treasury or the Secretary of State in connection with infrastructure assistance

- 5.6 No income has yet been received by HMT, as is to be expected given that the fund has only recently been set up.



**HM Treasury contacts**

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If you require this information in an alternative format or have  
general enquiries about HM Treasury and its work, contact:

Correspondence Team  
HM Treasury  
1 Horse Guards Road  
London  
SW1A 2HQ

Tel: 020 7270 5000

Email: [public.enquiries@hmtreasury.gov.uk](mailto:public.enquiries@hmtreasury.gov.uk)

CCS1217664738  
978-1-5286-0723-0