

**NEW GBP32 MILLION LOAN UNDER THE  
AFFORDABLE HOMES GUARANTEE SCHEME**

***New loan made to Futures Housing Group to support the development of new affordable homes and the improvement of existing homes***

**United Kingdom, 27<sup>th</sup> August 2025** – Venn, part of ESR Group and a leading investment manager with a strong focus on European residential real estate, is pleased to announce the funding of a new loan facility totalling GBP32 million under the Affordable Homes Guarantee Scheme (“AHGS”, “the Scheme”), which Venn manages on behalf of the UK Government.

The loan was funded by way of retained sale under the Scheme’s existing 2036 bond series. The sale of the bonds, which are guaranteed by the UK Government, achieved an all-in rate of under 5.20%.

The facility is provided to Futures Housing Group (“Futures”) which owns and manages around 10,700 homes across the East Midlands. The loan will be used to support the development of over 100 new affordable homes and will also contribute to investment in Futures’ existing homes.

Loans under the Scheme are funded by a bond issuance programme which is backed by a guarantee from the UK Government, presenting a cost-effective source of short, medium and long-term borrowing for the social housing sector as the lower pricing is passed on to borrowers.

For further information on the Scheme and how to apply, borrowers should contact [AHGS@Venn-Partners.com](mailto:AHGS@Venn-Partners.com)

**Alex Todd, Director at Venn, commented:** “We’re pleased to have worked with the Futures team on this loan which provides funding to support new affordable development in the East Midlands area as well as further investment in Futures’ existing housing stock. The new funding helps Futures to extend their debt maturity profile at a cost-effective all-in rate.”

**Ian Skipp, Group Director of Finance and Growth at Futures, commented:** “Securing this loan represents value for money in the current economic climate. It strengthens our financial resilience, enables us to continue investing in homes while supporting the delivery of new homes.”

---

**Further information:**

- [Affordable Homes Guarantee Scheme 2020 – GOV.UK \(www.gov.uk\)](#) – Scheme FAQs
- [£3 billion affordable housing boost to deliver 20,000 new homes – GOV.UK \(www.gov.uk\)](#) – MHCLG Press Release

## **NOTES TO EDITORS:**

### **For more information contact:**

Venn Corporate Development

Catherine Riley

[catherine.riley@venn-partners.com](mailto:catherine.riley@venn-partners.com)

T +44 207 073 9350 | +44 779 002 2095

### **About Venn:**

Venn (the trading name of Venn Partners LLP) (the “firm”) is an investment manager in European private real estate debt. Founded in 2009, the firm has assets under management and active mandates totalling over GBP12 billion. With offices in the UK, Spain and an affiliate office in the Netherlands, Venn comprises a team of experienced professionals that pull together credit origination, underwriting, liability structuring and risk management skills with a deep understanding of investor and borrower requirements.

Venn is part of the ESR Group. ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through its fully integrated real asset fund management and development platform, it strives to create value and growth opportunities for its global portfolio of investors. ESR offers its customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. ESR’s purpose, Space and Investment Solutions for a Sustainable Future, drives the firm to manage sustainably and impactfully for the communities it serves to thrive for generations to come. Visit [www.esr.com](http://www.esr.com) for more information.

Visit [www.venn-partners.com](http://www.venn-partners.com) | [www.esr.com](http://www.esr.com) for more information.