

Localism and Affordable Housing
Sovereign South + West
March 25th 2010

Lisa Denison

Head of Neighbourhood Investment

lisa.denison@sovereign.org.uk

Contents

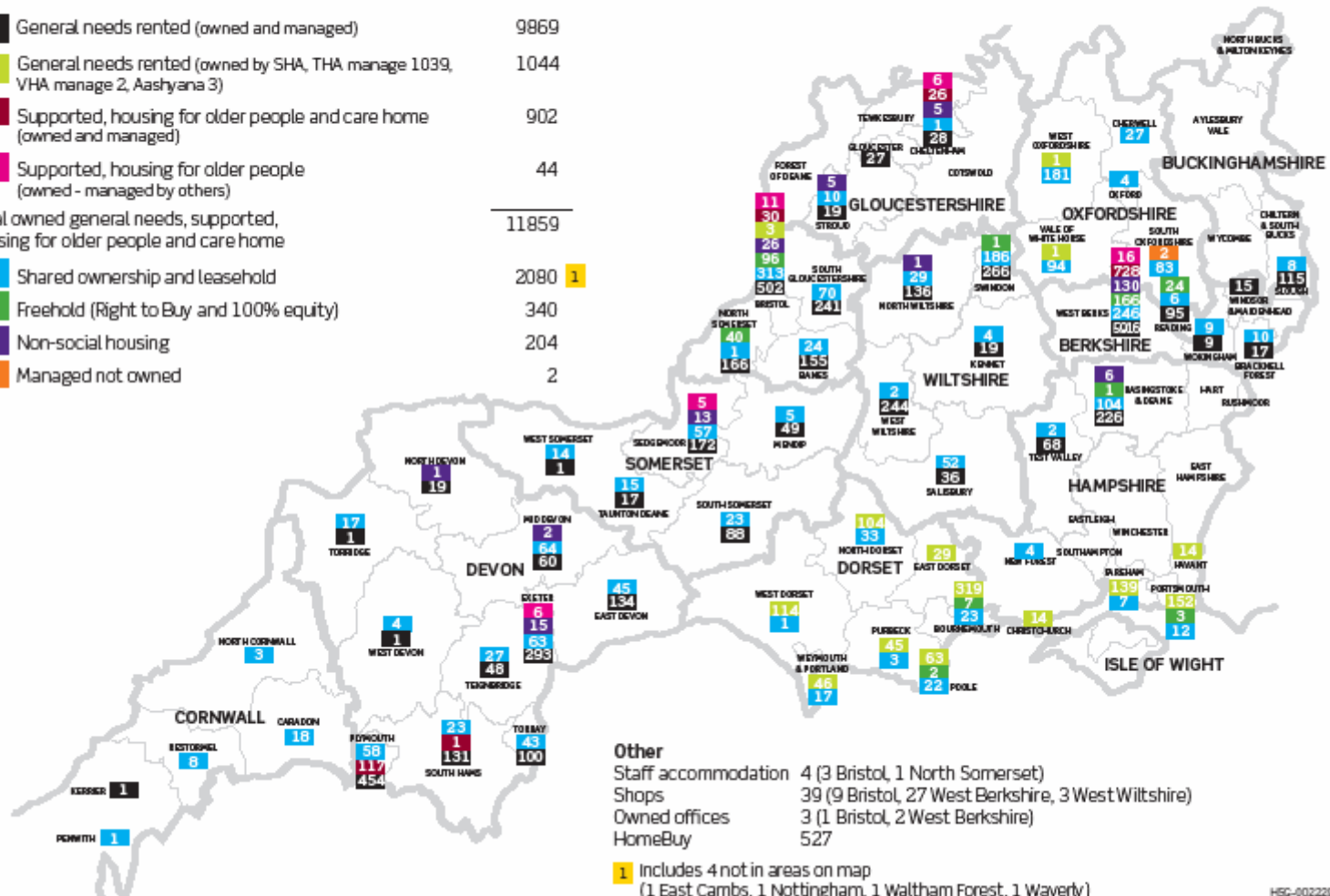
- Sovereign South + West
- Neighbourhood Investment at SSW
- Case studies – changing times
 - New Community - Wichelstowe, Swindon
 - Eco-Community - Hanham Hall, Bristol

Sovereign South+West Current housing stock profile

Homes as at 31 March 2009



General needs rented (owned and managed)	9869
General needs rented (owned by SHA, THA manage 1039, VHA manage 2, Aashyana 3)	1044
Supported, housing for older people and care home (owned and managed)	902
Supported, housing for older people (owned - managed by others)	44
Total owned general needs, supported, housing for older people and care home	11859
Shared ownership and leasehold	2080 ¹
Freehold (Right to Buy and 100% equity)	340
Non-social housing	204
Managed not owned	2



Other

Staff accommodation	4 (3 Bristol, 1 North Somerset)
Shops	39 (9 Bristol, 27 West Berkshire, 3 West Wiltshire)
Owned offices	3 (1 Bristol, 2 West Berkshire)
HomeBuy	527

¹ Includes 4 not in areas on map
(1 East Cambs, 1 Nottingham, 1 Waltham Forest, 1 Waverly)

HSC-0022200 June09 kcp



Neighbourhood Investment

- Dedicated Team and Fund
- Strategic Objectives
 - Quality Neighbourhoods
 - Safer, Stronger Neighbourhoods
 - Thriving Neighbourhoods
- Large priority schemes
 - Several years
 - Existing and New and Regeneration
 - Holistic 'sustainable communities' approach
- Smaller intensive schemes – 1 year +
- Empowering housing officers to lead small projects

Developing Homes

- High profile/High risk: barometer for UK economy
- 12 years development
 - 4,500 homes - design code
 - infrastructure - roads, bridges, schools, shops
 - new SSW office
- Phase 1: East Wichel – 200 + affordable homes
- 2008 - Housing market collapsed
- 'Pre- urban site'

Developing Community

- Website for prospective residents
 - New to area
 - New to Sovereign
- Stakeholder Group
- Bumper newsletters
- Local partnership with community group
- Neighbour Events
- Rapid response to issues
- Helping to sustain tenancies
- Building ownership and trust = long term engagement

Hanham Hall, Bristol

The Carbon Challenge

- The primary focus is (in a nutshell):
 - Quality Places
 - Quality Homes
 - Designing in Detail
 - Code for Sustainable Homes Level 6
 - BREEAM 'Excellent'
 - Delivering Efficiency
 - Sustainable long term stewardship proposals

Key features – Site Wide

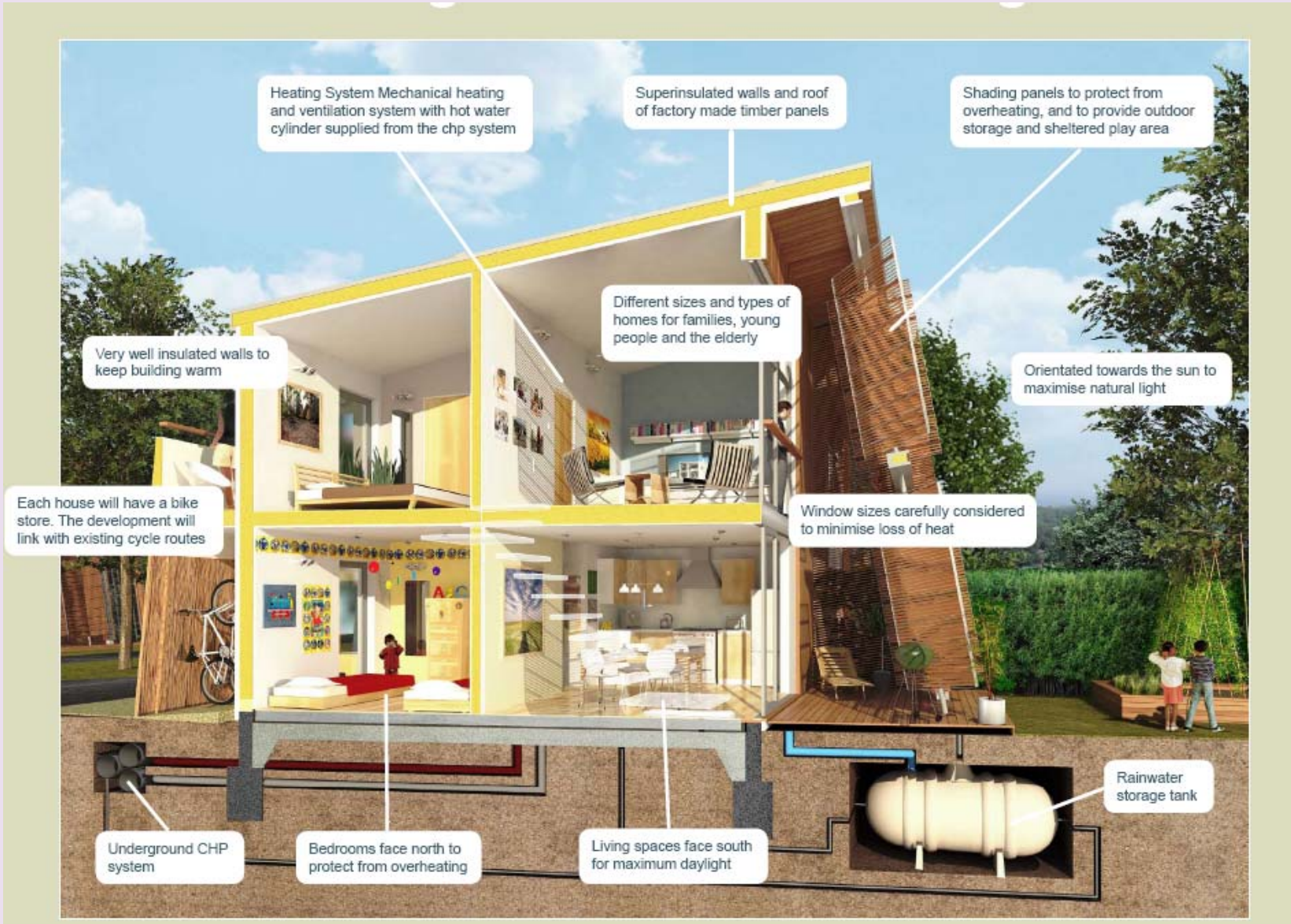
- Approx 200 homes 33.3% affordable housing
- 57 rented homes, 8 NBHB homes
- Energy/Sustainable Living centre
- Central CHP generating heating and energy, fuelled by biomass
- Natural wildlife & ecology areas
- On site allotments and greenhouses
- Home zones/secure central parking courts
- 15km of new hedgerows to enhance ecology

Key features – Within Homes

- Larger than normal space standards across site
- All homes built to Lifetime Homes Standards
- Fundamental aim is to reduce running costs/energy bills
- Maximise solar gain to all new homes
- Super-insulated properties
- MVHR air source heating system
- No traditional central heating system (i.e. radiators)
- Louvred screens to south facing elevations

Key features – Within Homes

- Rainwater harvesting
- Provision of home office to every home
- Broadband provision to all homes
- Allocated parking but discounted bicycle provision, dedicated bicycle parking to every home and sitewide car club/car share arrangements
- Central site website
- Aim to minimise car usage
- Home User Guides (HUGS!)



Long term stewardship

- Aspiration to create a 'Trust':
 - A resident-led body
 - To be responsible for all long term management and maintenance aspects of completed development
 - To engage with local community
 - To also provide services to local community (?)
 - To be self-sufficient in short to medium term
 - To be financially viable

The business model

- Freehold of commercial units, flats, communal space, allotments and unadopted space
- Income from ground rents, letting of rooms, broadband services, service charges
- Recycled profits
- Start up funding from the developer
- Memorandum and Articles of Association

The operational model

- Estate Manager
 - Induct residents
 - Training caretaking/litter etc
 - Facilities management
- Procure specialist services
 - Grounds management
 - Leasehold management
 - Commercial management
- Board
 - Partners: HCA, Barratts, Sovereign
 - Residents

Challenges

- No existing residents
 - Commitment of incoming residents
- Need for management from day one
- New technology and environment
- Allocations
- Tenancy management
 - Prescriptive lifestyles
 - Enforcement
 - Goldfish bowl
- The (relatively) unknown

What are we doing?

- Internal stakeholders group
 - practicalities
 - new delivery models
 - Resident engagement
- External stakeholders group
 - Impact on local area
 - Integration
 - infrastructure
- Legal framework of the Management Company
 - Responsibilities of the board
 - Meaningful engagement of residents
 - Fit for purpose