



BUILDING

#OurNorth

THE VITAL ROLE
OF THE AFFORDABLE
HOMES PROGRAMME



This map shows the approximate geographical location of each scheme

BUILDING #OurNorth

From Carlisle to Cleethorpes, and all points in between, housing associations and councils are Building #OurNorth. 1 in 3 of the affordable homes supported by Homes England are completed here in the North, making a huge contribution to housing supply. Our members are ambitious to do even more.

The Government scheme that enables this activity is the Affordable Homes Programme, and in Building #OurNorth, we are proud to share examples of the positive impact it is having on communities across the North.

These schemes are made possible by Affordable Homes Programme grant funding. Housing associations and councils supplement this grant with their own funds; but it is the vital element of grant from Government that enables the construction of quality homes for rent and sale at prices local people can afford.

The flexible nature of the Programme is also important. It enables housing organisations to respond to local circumstances. In this document we feature a sensitively designed new development of rural housing in Richmondshire, and homes for first time buyers in Tameside. Both of these schemes respond to local needs; and both are possible thanks to support from the Affordable Homes Programme.

Affordable Homes Programme funding has become even more important to the North in recent years, since the North lost access to the vast majority of the five other key housing funds as a result of 'geographical targeting'. It's because it is not geographically targeted that the Affordable Homes Programme can support housing in communities right across the North – including places like York that face real affordability challenges, but do not qualify for full access to the other funds.

Looking at the examples on the pages that follow, it is easy to see why the homes built through the Programme have won the support of politicians from across the political spectrum. That support will be needed in the run-up to the 2020 Spending Review, when important decisions will be made about the future of the Programme.

The housing sector has united around a call to see the Affordable Homes Programme significantly expanded at the Spending Review. The Northern Housing Consortium supports that call and wants to see the scheme continue to deliver for the whole of the North. That way, housing associations and councils can keep on Building #OurNorth.

This document is just a snapshot of the diverse range of homes and places our members have created with support from the Affordable Homes Programme, there are many more on our website which I encourage you to visit.

I hope you enjoy reading the examples featured in this publication, myself and my team would be delighted to discuss these with you.



TRACY HARRISON

CHIEF EXECUTIVE, NORTHERN HOUSING CONSORTIUM



#OURNORTH: AMBITIOUS TO DELIVER

1 in 3 of the affordable homes supported by Homes England are completed in the North of England. Housing associations and councils in the North make a huge contribution to housing supply – and we're ambitious to deliver even more.

That's why we agree with the likes of Shelter and the Chartered Institute of Housing that the affordable Homes Programme should be significantly increased – and why we want to see the whole of the North continue to benefit from the programme.



Example of a development utilising the Affordable Homes Programme funding (Broadacres)

THE AFFORDABLE HOMES PROGRAMME: BUILDING #OURNORTH

Support from the Affordable Homes Programme enables housing associations and councils to build homes that meet a range of housing aspirations – whether that's homes for first-time buyers in Greater Manchester, bungalows for older people in Darlington or sustainable homes at low rents in a pricey city like York.

The programme's flexibility means that housing organisations can respond to local needs – keeping rural villages alive by creating homes for local people who might otherwise have been priced out; or giving new life to historic buildings. This flexibility is all the more important in the light of the North being locked out of access to the vast majority of other key funds.

OUR ASK: ENABLE US TO KEEP BUILDING #OURNORTH



Example of a development utilising the Affordable Homes Programme funding (Halton Housing)

When capital investment budgets are set at the 2020 Spending Review, Government must commit to a significantly increased Affordable Homes Programme.

This expanded programme must continue to be open to all parts of England, including the whole of the North. Schemes should be judged on their individual merits. That way, we can keep Building #OurNorth.



HOW DOES THE PROGRAMME WORK?

The Affordable Homes Programme provides grant funding to housing associations and councils. This grant covers part of the cost of building a new home. Housing associations and councils supplement it with their own funds, money they borrow against future rental income, and contributions from other sources, either in cash or kind (like land).

WHY IS THIS FUND SO IMPORTANT TO THE NORTH?

The North is locked out of access to the vast majority of other key funds. 'Geographical targeting' means that 80% of five key housing funds [i] are now targeted in areas of 'high affordability pressure'. Only four Northern local authorities qualify to access the lions' share of these funds. That means even places like York and Richmondshire – where average house prices run at more than seven times average incomes – are unable to access these key funds. Because it's not subject to these arbitrary restrictions, the Affordable Homes Programme has therefore become even more important to the North. That must continue to be the case if we're to keep Building #OurNorth.

HOW MANY OF THESE HOMES DO WE NEED?

The most comprehensive assessment of future housing needs [ii] suggests that the North needs to build over 19,000 additional social and affordable homes each year. However, this assessment is based on past trends, and if economic growth ambitions are secured, need could be even higher - that's why it's so important the Affordable Homes Programme is expanded and continues to benefit the whole of the North.

1 in 3

**OF THE AFFORDABLE
HOMES SUPPORTED BY
HOMES ENGLAND ARE
COMPLETED HERE IN THE
NORTH**

WHO GETS TO LIVE IN THESE HOMES?

Homes constructed with the help of the Programme meet a range of housing needs. First-time buyers, key workers, older people and households who have experienced homelessness are among the groups who benefit from the homes the Programme funds.



Example of a development utilising the Affordable Homes Programme funding (Onward)

[i] The Housing Infrastructure Fund Forward Fund; Estates Regeneration Fund the short term Home Building Fund; Small Sites Fund; and Land Assembly Fund.

[ii] Bramley et al (2018) Housing Requirements Across Great Britain (Heriot Watt University/Crisis)

BACKGROUND AND BUSINESS CASE

The Cotton Meadows development is on a former school site in Tameside. North West based housing association, Onward Homes assessed that there was a need to provide new affordable housing for local families and first-time buyers in the area. The Shared Ownership units are a mixture of terraced and semi-detached properties. Over £5m has been invested on the site to deliver 44 two and three-bedroomed properties.

OUTCOMES

The site has been a tremendous success. The Shared Ownership units were all reserved off-plan before the showhome was handed over. All purchasers are now occupying their properties. Feedback from buyers on the design and layout of the properties has been positive.

All of the affordable rent properties are also fully occupied. 9 of the 10 Shared Ownership purchasers were already residing in the area so the objective of helping local people onto the housing ladder has proved to be a success. This has also highlighted fantastic partnership working between Onward Homes, Casey Group, Homes England and the Local Authority.



LESSONS LEARNT

It is clear with the success of the Shared Ownership properties that there was a strong Marketing strategy in place to target families and first time buyers in offering them a credible product which would also provide them with an opportunity to move to full ownership in the future.

Communication between the Onward Living Sales team and purchasers was important in terms of offering them clear and transparent information about the houses and providing processes that were easy to follow. Given these were all off-plan purchases, it was necessary to have the processes in place at point of sale.

DEVELOPMENT COSTS

Total scheme costs:

£5,420,720

Value of Affordable Homes Programme support for scheme:

£680,000

Onward's Recycled Capital Grant Fund [i]:

£825,000

PARTNERS INVOLVED

- Homes England
- Casey Group
- Tameside MBC

[i] Recycled Capital Grant Fund is recovered grant funding from previous developments that is ringfenced and used in subsequent projects.



FUTURE PLANS

There is a clear need and demand for affordable housing in Tameside which was reflected in the number of enquiries Onward received about the scheme that converted into a reservation (176 since the 1st April). The organisation is currently looking to explore further opportunities in this borough.

Average house prices in Tameside =

5.54x

average income

“

We're so excited, we can't wait to move in. The house is absolutely ideal for what we need – it's local, there's plenty of room for the kids, and it's a brand new home.”

Katie Wilde & Martin Mellor – Shared Ownership purchaser

“

It's superb to see a high quality development like this and I'm particularly happy at the mix of shared ownership and affordable rent. The fact that they are already 100% taken up shows the demand for high quality housing and the different ways for people to acquire it. We've got a lot of schemes now providing exactly the kind of housing products that we need. But the demand is so high for decent family homes that we need to do more of it. Certainly more developments like this would be very welcome.”

Jonathan Reynolds, MP for Stalybridge and Hyde





Halton
Housing

MEETING LOCAL HOUSING NEED

BACKGROUND AND BUSINESS CASE

In March 2018, Halton Housing acquired a plot of land on Picow Farm Road, Runcorn allowing them to create Tannery Fields, a £10.5m housing development of mixed tenure in a popular residential area of Runcorn, Cheshire.

This development had been disused with overgrown vegetation for a number of years. A collaboration between partners ensured that this development could regenerate a disused piece of land back into the community.

Tannery Fields comprises 71 brand-new homes, a mixture of two, three and four-bedroom houses and bungalows. It will offer 30 homes for affordable rent, and Halton's commercial subsidiary, Open Door will manage 41 homes for Outright Sale, Shared Ownership and Rent to Buy.

Help to Buy is also available at this development, helping numerous families, first time buyers, and young professionals move into a home they can truly afford. The first new build homes were handed over in May 2019 with all homes set to be completed by Summer 2020.

OUTCOMES

Tannery Fields is helping to provide much needed homes to meet the Government's target (300,000 extra homes required to meet housing demand each year). Halton believes that one of its fundamental roles as a housing association is to provide new additional homes.

In addition, this development has enabled Halton Housing to deliver a range of high-quality property types to meet the local housing need, in particular bungalows and 4-bedroom houses.

Through the support of Homes England funding, Halton Housing has been able to bring this development forward offering a genuinely mixed tenure scheme, providing four different tenures and therefore, offering four different customer groups the opportunity to obtain a new home. Without this funding the opportunities to develop this scheme would have been much more limited, leading to a far less inclusive housing delivery.

LESSONS LEARNT

It has been vital to involve different parts of the organisation as early as possible to ensure engagement and feedback. For example, meeting with the Property Services department ensured an efficient maintenance specification was agreed for the homes. Each tenure must be designed and specified to take account of both the needs of customers and Halton Housing. It is therefore critical that the differences in these tenures are clearly set in the early design stages. The scheme has been developed through a standard construction contract, which means the phasing of the hand over of the completed properties can have a negative impact on the sales. This process is critical and challenging and therefore, the developer or contractor needs to have a clear understanding of the requirements and where possible, these need to be clearly defined within the contract stage.

DEVELOPMENT COSTS

Total scheme costs:

£10.5 million

Value of Affordable Homes Programme support for scheme:

£1,775,000

FUTURE PLANS

Halton Housing continues to identify the development of good quality, new build homes as a key strategic objective of the business. They see the development of true mixed-tenure schemes, both on their own and in partnership with other RP's and developers, as a great way of providing new homes to the widest group of customers possible. This approach also reduces the stigmatisation of social housing, and ensures a more inclusive community.



PARTNERS INVOLVED

- Homes England
- MCI Developments
- Halton Borough Council

Average house prices in Halton =

4.75x

average income

“Halton Housing is committed to increasing the supply of affordable homes as well as continuing our investment in our existing homes. We have an ambitious growth and development programme, our aim is to build and acquire over 1000 homes by 2024. The investment in this development, through the Affordable Homes programme, at a time when there is a significant national housing shortage, allows us to make a real difference to the provision of much needed high quality and genuinely affordable homes in this area.”

Paul Mullane, Director of Development & Growth, Halton Housing



BACKGROUND AND BUSINESS CASE

Derwenthorpe is a new Joseph Rowntree Housing Trust development of attractive, affordable, eco-friendly family homes in a digitally inclusive, mixed-tenure community.

Most new housing developments are free-standing and generate constant car journeys. Derwenthorpe has been created as an edge-of-town extension to allow residents to link to the existing infrastructure. It is situated in the village of Osbaldwick on the outskirts of York. Local amenities in the village include schools, nurseries and doctors' surgeries.

The development explores three themes focusing on creating sustainable communities:

- environmental performance - practical solutions to deliver zero-carbon homes;
- environmental behaviours - encouraging and supporting more sustainable lifestyles;
- digital and social media - addressing the barriers to digital inclusion and using it to support community development.



PARTNERS INVOLVED

- David Wilson Homes
- Homes England
- Studio Partington
- City of York Council

An over-arching priority remains the creation of a vibrant community. This means a high level of involvement by its citizens in decisions that affect them all. Joseph Rowntree Housing Trust is actively involved in initiatives to provide low carbon heat and attractive green and open spaces.



Derwenthorpe was one of the first large-scale low carbon communities in northern England. It meets demanding targets for reduced energy and water usage. Its 'green' heating and hot water system is at the heart of the development.

The community uses a district heating system. It means that homes do not have their own boilers. Heating and hot water is efficiently distributed to all homes by the predominantly biomass boilers. The boilers are in the village's centrally located Super Sustainability Centre (SSC). The temperature in each home is controlled by residents via a digital programmer and thermostats.

"I love living here! Fabulous, well designed houses, lovely landscaping, great people and plenty of social events" - Resident.

DEVELOPMENT COSTS

Total scheme costs:

£100 million

Value of Affordable Homes Programme support for scheme:

£7.27 million

FUTURE PLANS

To this day, JRHT still continues to promote Joseph Rowntree's legacy and we are still actively tackling poverty. A vital part of our approach to tackling poverty is to build genuinely affordable homes. We have committed to delivering 1,000 new decent and affordable homes in the next 10 years, this will make a significant contribution to the affordability crisis both locally and nationally.

Average house prices in York =

8.6x
average income



“

There is a real sense of togetherness and this is helped by the events and groups that meet in the Super Sustainable Centre. The design of the site also encourages interaction. We have done some research that shows that living here makes a positive difference to your quality of life"

Joanne Lofthouse, JRHT Derwenthorpe Manager



BACKGROUND AND BUSINESS CASE

Alexander Gardens was a redundant sheltered-housing scheme made up of 36 one-bed flats. Salix Homes secured £780,000 from Homes England, and invested £2million converting it into 26 high-quality one and two-bedroom fully-furnished apartments to provide affordable accommodation exclusively for NHS staff at the local hospital. This former sheltered housing complex was devastated in the Boxing Day floods of 2015. The aim was to bring this empty building back into use as desperately-needed affordable housing to help meet local housing need, while ensuring the new development was protected against future floods.

Alexander Gardens is no ordinary housing development – it is the first scheme of its kind in the region to provide affordable homes for NHS workers. Like many across the country, local hospital Salford Royal was experiencing a recruitment crisis. With 200 vacancies it couldn't fill, hospital chiefs cited the lack of affordable accommodation as a major barrier in their ability to attract and retain key workers.

And this was their lightbulb moment. Alexander Gardens presented them with an opportunity to not only bring an empty building back into use as affordable housing, but also to help the NHS attract much-needed key workers into Salford, benefiting the whole community. The site's tragic history added to the challenge. The building needed an extensive refurbishment along with additional flood resilience measures, which took 12 months.

Local suppliers have been used where possible and two apprentices have been recruited demonstrating added social value for the area. For Salix Homes, the homes are being let as part of an employment package to new recruits and their families at an affordable rent of between £480-£560, providing a guaranteed income which can be reinvested into the business. For Salford Royal, notwithstanding the incalculable benefits of attracting and retaining skilled key workers, the project is reducing its reliance on costly agency staff.

OUTCOMES

Within less than two months of opening the development was fully occupied – and the waiting list continues to grow, with residents echoing the sentiment of Abhik (right), who would have struggled to accept their job offers at the hospital without Alexander Gardens.

LESSONS LEARNT

The crucial lesson learnt is the importance of the health and housing sectors working together for a common goal. The crises facing both services are well-documented, but Alexander Gardens is testimony to the importance of working in partnership to overcome some of these critical issues. Last year, the NHS turned 70, this project proves the housing sector can help the NHS to continue its fantastic work for another 70 years and beyond.



DEVELOPMENT COSTS

Total scheme costs:

£2 million

Value of Affordable Homes Programme support for scheme:

£780,000

From the NHS to fully furnish the apartments:

£90,000

PARTNERS INVOLVED

- Salix Homes
- Salford Royal NHS Foundation Trust
- Homes England
- A Connolly Ltd
- Architect: Halliday Meecham

FUTURE PLANS

Both Salix Homes and Salford Royal have been approached by housing providers and hospital trusts nationwide to share how this partnership can be mirrored elsewhere, with Alexander Gardens providing the blueprint for a sustainable model.

Average house prices in Salford =

5.63x

average income



“

We wanted to relocate to this area as we have family nearby in Bolton and the cost of living is more affordable than in London. Finding somewhere affordable to live close to where you work is very difficult, so Alexander Gardens is perfect for us and has made the stress of relocating much easier. We're enjoying getting to know the area and it's great that my commute to the hospital only takes 15 minutes on the bus.”

Resident Abhik Jacob

“

Affordable rented accommodation is crucial for attracting key workers to the city and helping them to build homes and lives here. This development shows the power of our strong partnerships here in Salford and brings an empty site back into productive use. I'm delighted to see this and I wish everyone who lives here a very happy residency.”



Salford City Mayor Paul Dennett



RESTORING OUR HERITAGE

BACKGROUND AND BUSINESS CASE

Railway Housing Association took a site close to the historic 1825 Darlington to Stockton Railway and provided 73 much-needed homes in Darlington. Consisting of two and three-bedroom houses, two-bedroom bungalows and one-bedroom apartments, the development meets the needs of a cross section of the community, namely young people, families and older people.

The development included the sympathetic conversion of an 1844 listed railway engine shed. Despite being a Listed Building, it had become a magnet for vandals and generally considered an eyesore by the local community. Railway Housing came up with a design, working alongside the planning authority and English Heritage, that would sympathetically restore the building and bring it back into use as housing, whilst also ensuring that the other new homes complemented the engine shed.

The final scheme saw the engine shed being transformed into seven mews-type homes using materials that give it, and the other homes, an industrial feel in keeping with its location.

The sympathetic redevelopment of the engine shed means it has retained the vast majority of its external structure, with only the 'pavilion' roof being replaced; however the new roof is an exact replica of what it would have looked like back in 1844. In 2008 it was granted Grade II listed status, with English Heritage saying: "it is a rare surviving example of a first generation railway engine shed and it is highly significant for the evolution of early railway building design". The development sits across the road from Darlington College, a further education facility offering a range of courses for local people. During the construction of the homes, young people studying NVQs, including brick-layers, plumbers, joiners and electricians, undertook week-long work experience placements to give them hands-on training. The scheme has brought real added value to the local community, from enhancing the surrounding area through to creating opportunities for young people to learn.

OUTCOMES

The scheme has provided affordable homes for local people in Darlington who cannot afford to buy their own home, or who were looking to downsize. It has transformed a previously undeveloped area which had become overgrown and a magnet for vandals and anti-social behaviour and in particular, a historic engine shed from 1844 has been sympathetically restored.

DEVELOPMENT COSTS

Total scheme costs:

£8 million

Value of Affordable Homes Programme support for scheme:

£1,789,590

Land bought from Darlington Borough Council

LESSONS LEARNED

The biggest lesson is not to be daunted by taking on a new development with so many challenges. Railway Housing were very conscious of the history of the area, but with their background as a housing association originally established in 1919 to provide homes for railwaymen and their families, along with having their head office in Darlington, they felt this was a challenge worth taking on. With funding support from Homes England they were confident they could transform this part of Darlington, whilst still respecting the heritage of the area and the sympathetic conversion of the listed engine shed is testament to the success of the scheme.

PARTNERS INVOLVED

- Tolent Living
- Homes England
- Darlington Borough Council

FUTURE PLANS

Railway Housing Association is about to start work on another scheme in Darlington, close to The Sidings, with 16 two-bedroom bungalows being built for older people.



Average house prices in Darlington =

5.23x

average income



“

It's very rare that new bungalows are built even though there is a big demand for them, so it's nice to see that Railway Housing association have created this new development with different sections of the community in mind."

Shadow Housing Minister John Healey



BACKGROUND AND BUSINESS CASE

Broadacres Housing Association took an empty, flood-hit former sheltered housing scheme and transformed it into a new, modern, affordable housing scheme. The project provided more family homes for local people and ensured the sustainability of the rural community. Prior to Broadacres acquiring the site, Oswin Grove, in the village of Gilling West, near Richmond, was a sheltered housing scheme which on several occasions had been affected by floods. Flood prevention work has been carried out in the village to minimise future impact on the community, but it was still essential that they came up with an engineering solution to ensure people living in the new homes would not experience the same problems.

As a not-for-profit, Broadacres could invest more in making the scheme work. They raised the new development half a metre above where the original complex (which was demolished as part of the scheme) sat. In addition, they ensured they still had the capability of holding flood water so it wouldn't be dispersed elsewhere in the village. The village does not have a gas connection so air source heating was installed at each property, this is less expensive than heating oil and forms part of



Broadacres' strategy of ensuring affordable warmth in their rural communities. Broadacres built 11, two-storey homes around a new courtyard, made up of five three-bedroom and six two-bedroom properties. All homes were allocated to people with a local connection to the village.

The properties all have full height windows to maximise solar gain and the staircases were built to ensure that if people's needs change in the future, then stairlifts could be easily added without major internal work required.

OUTCOMES

The scheme has provided affordable homes for local people in a village where property prices and private rentals are high. It has also revitalised the centre of the village by taking an empty, former sheltered housing scheme prone to flooding and replacing it with a modern, attractive housing development which is still in keeping with the area.

DEVELOPMENT COSTS

Total scheme costs:

£1.64 million

Value of Affordable Homes Programme support for scheme:

£352,000

PARTNERS INVOLVED

- Homes England
- Richmondshire District Council
- Esh Group

FUTURE PLANS

Broadacres has embarked on a programme which will see it build 1,250 new affordable homes over the next few years, ranging from homes for social rent through to shared ownership and in market towns and villages across North Yorkshire.



LESSONS LEARNED

Having to engineer a scheme that tackled issues such as flooding, Broadacres is now in a much better position to take on other schemes others may shy away from due to their complexity. As they are not-for-profit and benefit from grant funding, they are able to look at projects like this with a long-term view, especially as they work towards their vision of becoming the best rural housing provider in the UK.

Average house prices in Richmondshire =

7.43x

average income



This is just the sort of development we need to meet the demand for affordable housing and I'm delighted that this is the second such Broadacres scheme I've been asked to open in recent months. Finding the appropriate sites in rural areas and developing them is challenging so I congratulate all the parties involved in making this happen."



Rishi Sunak, MP for Richmond

BACKGROUND AND BUSINESS CASE

The prominent site, just off Yarm Road was originally home to a sheltered housing scheme, which was decanted and demolished by Thirteen over five years ago.

Teesside based housing association, Thirteen Group have delivered Trinity View in partnership with Engie who built the properties, supported by funding from Homes England. Other partners involved include P+HS architects and Identity consult.



The development is home to seven bungalows that are all energy efficient and include some integrated kitchen appliances, a wet room, external doors with level access and either a drive or off-street parking. They are all built around a beautiful landscaped courtyard.



JOANNE LATUS – TRINITY VIEW RESIDENT

Joanne has recently moved into a beautiful two-bedroom bungalow at Trinity View. Joanne had been renting a ground floor apartment since moving from Hartburn last year, but she's absolutely delighted she's been able to buy part of her new home through the scheme. Joanne said "Back in January I was driving along Yarm Road and I noticed some signage promoting the new bungalows. From that moment I knew it was somewhere I'd love to live. I rang Thirteen for more information and it's been a whirlwind ever since."

"Everything has been finished to such a high standard and as I have some mobility issues, I love that they've included features, as standard, that will help make my life easier."

"My family think it's amazing and I'm really looking forward to showing off my new home when everything is in."

DEVELOPMENT COSTS

Total scheme costs:

£1.1 million

Value of Affordable Homes Programme support for scheme:

£280,000

OUTCOMES

Thirteen Group have been overwhelmed by the demand they received for these new homes and they are proud to have worked with their partners to deliver such a fantastic scheme. All seven bungalows were sold very quickly and off plan as part of their over 55s Buyin Part with Shared Ownership scheme.

HOMES

7 SHARED OWNERSHIP

PARTNERS INVOLVED

- Engie
- Architect – P+HS
- Employers agent – Identity Consult

Average house prices in Stockton =

5.59x

average income



“

These much-needed affordable new bungalows offer lifelong, purpose built, easily adaptable and energy efficient homes for customers and they've appealed to those who have been looking to plan for older age or move out of the family home, as it's too large and expensive to run. We really feel that the properties at Trinity View will offer their new residents a home that will allow them to enjoy and get the most out of life.”

Sharon Thomas, Director of new home delivery, Thirteen





A RANGE OF TENURE OPTIONS

BACKGROUND AND BUSINESS CASE

Two former fire station sites were redeveloped by Bradford based housing association, Incommunities for affordable housing as part of a land transfer with West Yorkshire Fire and Rescue Service. The Shipley development is adjacent to the Saltaire World Heritage Site. The other site is Highfield Fold in Idle where another 11 family-sized homes have been released for shared ownership and Rent to Buy. Both sites aim to encourage local homehunters onto the housing ladder and make use of two cleared sites for much needed affordable housing (regenerating brownfield sites). The Shipley development is a mix of 4 shared ownership, 3 rent to buy and 4 outright sale.

OUTCOMES

All the properties are let or under offer. Feedback from tenants and buyers has been very positive.



LESSONS LEARNED

The scheme demonstrated the importance of working in partnership with all stakeholders which in this case was, Homes England, the local authority and the West Yorkshire Fire & Rescue Service. The Saltaire development is adjacent to a World Heritage Site. Therefore, great care was taken in the design and development of the scheme and the materials they used.

DEVELOPMENT COSTS

Total scheme costs:

£3.1million

Value of Affordable Homes Programme support for scheme:

£678,000

FUTURE PLANS

The developments are part of the housing association's target to deliver over 1000 affordable homes by 2025 and 250 over the next two years. Their Asset Management strategy outlines plans to deliver another 3000 social homes from 2025 to 2040.

Incommunities are currently redeveloping a number of former housing sites in the Bradford area to deliver new family-sized affordable homes. They have also expanded their development programme to Sheffield where they are acquiring 46 homes for rent (through Section 106) in partnership with a major developer. These will be managed by their social housing partners, Sadeh Lok.

Delivering more homes through joint development opportunities is a key growth strategy for Incommunities.



PARTNERS INVOLVED

- Incommunities
- Lumia Homes
- Homes England
- West Yorkshire Fire and Rescue Service
- Bradford Council
- Jack Lunn Group of West Yorkshire

Average house prices in Bradford =

5.51x

average income



“

I would like to commend Incommunities for their vision and hard work in bringing forward this exciting development. It is important that social housing providers, developers and councils work together to increase the supply of attractive new homes for local people keen to get on the property ladder. Looking around these new homes I'm sure they will add to the rich mix of distinctive housing in the area."

Philip Davies, MP for Shipley



Thanks to everyone who has supported the campaign

Onward
Creating positive spaces

thirteen
Managing and building homes

salix homes

JRHT
JOSEPH
ROUNTREE
HOUSING TRUST

EQUITY
Housing Group


Broadacres
More than the bricks

 **EAST RIDING**
OF YORKSHIRE COUNCIL

 **Halton**
Housing




communities


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NHC CONTACTS

Brian Robson

Executive Director (Policy & Public Affairs)



brian.robson@nhc.org.uk

0191 566 1020

07515 991731

Claire Henderson

Communications Manager



claire.henderson@nhc.org.uk

0191 566 1032



The Northern Housing Consortium is a not-for-profit membership organisation encompassing 93% of local authorities, ALMOs and registered providers of social housing across the North of England. By using our support and procurement services, housing organisations are investing in making the North an even greater place to live.

WWW.NORTHERN-CONSORTIUM.ORG.UK