



# RSN Conference 2018

Innovation through Collaboration

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## Innovation through collaboration

- Established in 1944
- 1982 – 611 homes
- 1990 – 262 homes
- 2018 – 667 homes
- Operating across 12 LA areas
- Growth 60%
- Focus on sustainable, future proofed development
- Operating profit in 2018 34.2%
- Provide affordable quality homes and services where choice is limited



## Innovation through collaboration

Key objectives of this session:

- to use real life case studies that show the vital role local authorities and elected members play in the delivery of affordable homes in rural locations
- To demonstrate how collaboration achieves innovative results



## Innovation through collaboration

### Case Study 1: St Giles on the Heath

- Village of 1,478
- Opportunity identified in 2012
- Scheme completed in 2015
- Financial support from grant funding and Torridge council
- 8 homes built, 4 for market sale
- New homes supported the post office
- Wifi put into the village hall
- Rehoused vulnerably housed families



## Innovation through collaboration

- Innovation at the time was sale of land at little cost to developer who built open market homes and then the affordable rented homes at an agreed maximum price
- Some opposition. Parish Chair was tireless in garnering support
- Rural housing enablers were instrumental in linking the housing association with key stakeholders
- Success lay in openness and consultation



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### Case study 2: Othery

- Village of 642
- Opportunity identified in 2012
- Scheme completed in 2015
- Financial support from Sedgemoor council and Homes England
- 6 homes to rent
- Homes allocated to local people through lettings plan system
- Mix of sizes to allow for movement within the development





## Innovation through collaboration

- Innovation here was the building of homes to passive house low energy standard, using a sustainable build method
- Costs of design were mitigated by reduction in build time
- Tireless support from the parish council and courage to support an alternative method of construction
- Early input from planners was business critical
- Housing enabling team provided the link between the association and the parish





Sustainable heating



Velox construction



## Innovation through collaboration

### Case study 3: Mark

- Village of 1,478
- Opportunity identified in 2015
- Completed August 2018
- Financial support from Sedgemoor council and Homes England
- 12 homes a mix of bungalows and one beds to three beds for rent
- Began life as a Community Land Trust
- Parish council true ambassadors for the scheme



## Innovation through collaboration

- Innovation in the installation of ground source heat pumps. Will reduce fuel bills and provide an RHI subsidy for 20 years to offset capital cost of installing
- Severe opposition from a small number of people. The parish council showed determination and resilience
- Dedicated project team included housing enablers even after building commenced
- Political support to drive through statutory agreements such as s38 for road adoption









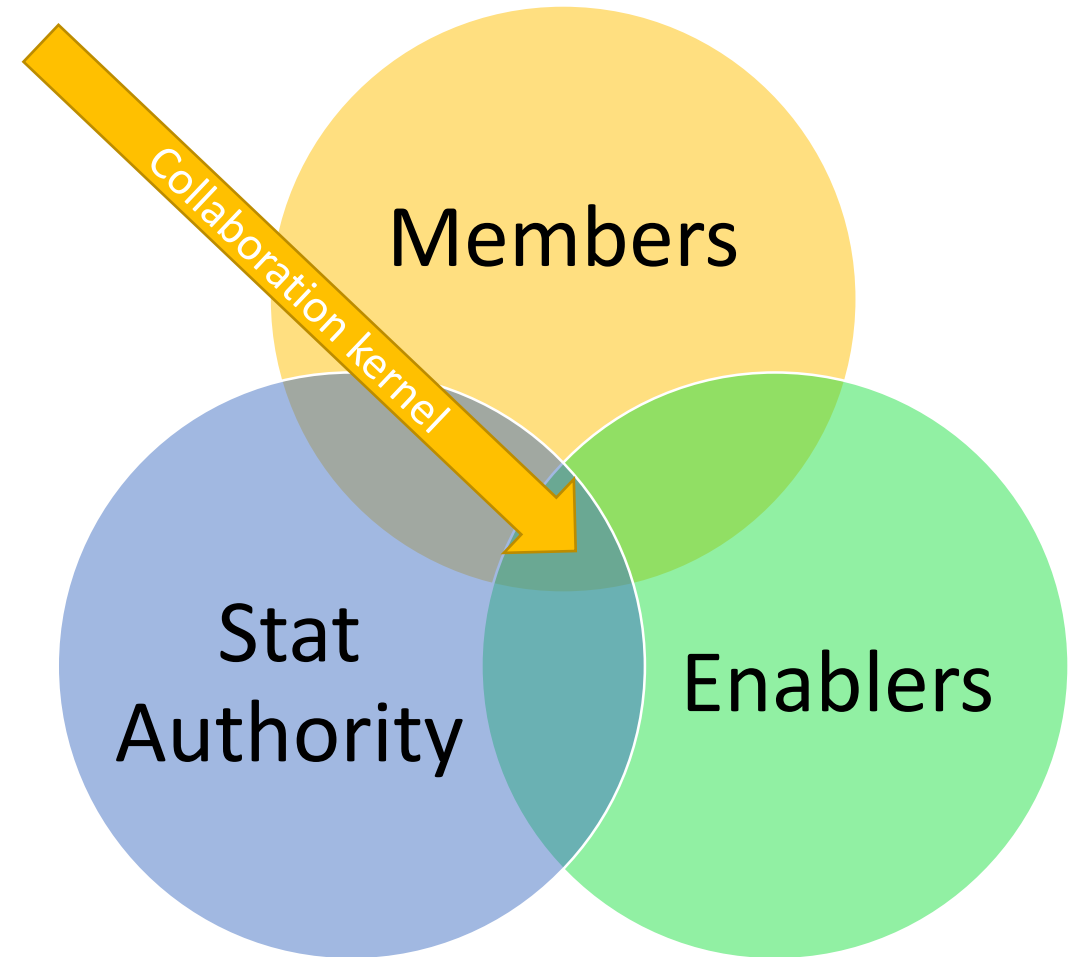
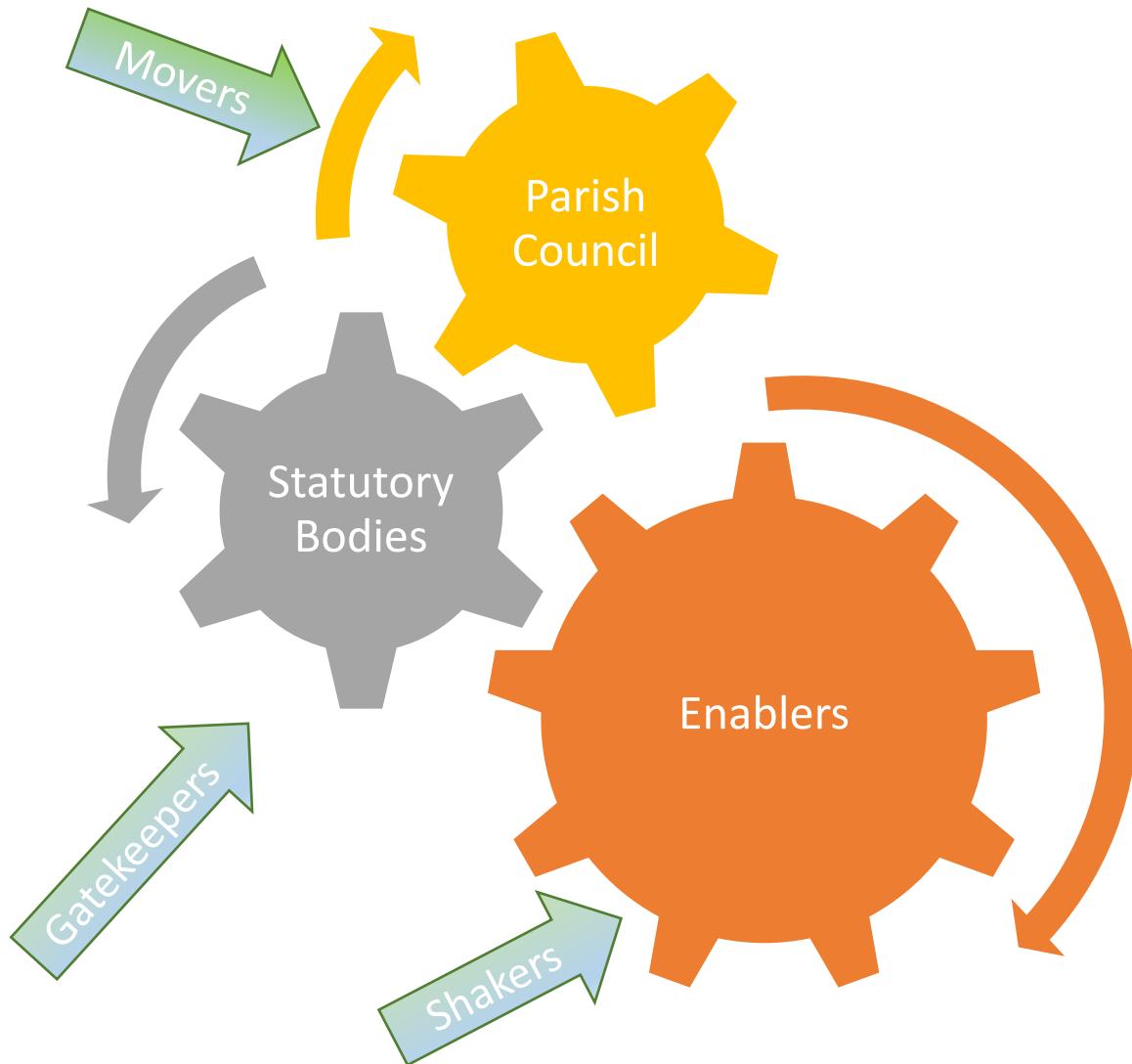
## Innovation through collaboration

**Themes:**

These properties would not have been built without

- ✓ Local need being identified by local people
- ✓ Vision maintained by local members
- ✓ Willing landowners bringing exception sites forward
- ✓ Support from enablers
- ✓ Willingness of planners to be involved early
- ✓ Financial support from the local authority as well as Homes England
- ✓ People being willing to do something different

## Innovation through collaboration



## Innovation through collaboration

### To conclude:

- Housing associations that are not for profit exist based on charitable principles
- The board of governors drive the growth of new homes for people who have limited choices
- Housing associations provide the final ingredient in the mix to deliver truly affordable homes in rural locations
- Innovation happens when imagination is allowed a place at the table

