

hello

Curo Update to Housing and Major Projects Scrutiny Panel

21st January 2014

Victor da Cunha, Chief Executive

Louise Swain, Executive Director, Customer Services



Purpose and presentation content

Purpose

- To provide an update on our strategy, focusing mainly on our new homes and diversification strategy.

Content

- An update on what we said last time
- What we have done
- Current challenges
- Approach to new homes
- Foxhill

Questions



Our strategy

- Restructure group and rebrand
- Improve customer service
- Grow care and support
- Make best use of stock and new supply, including:
 - Period homes
 - Minimise disposals
 - Make use of long term voids/unused areas
 - Ensure homes meet customer needs
 - Broader range of uses (market rent/holiday lets)



Our strategy

- New homes:
 - Increase range of products, including market sale
 - Commit to building more homes: 250 affordable homes, 250 homes for sale
 - Commit to regeneration



How far have we come

- Rebranding and consolidation complete
- Improvements to services
 - Contact Centre
 - Curo Response fleet, equipment and training
 - New neighbourhood management model
 - Welfare Reform – new services
- Period homes
 - B&NES agreed maximum of 190 homes for conversion to other tenures
 - 85 properties converted to market rent prior to 2012



How far have we come

- Period homes:
 - Resident seminar held
 - 8 homes re-let at social rent
 - 22 flats converted to MR
 - 2 properties converted to holiday let
 - 1 previously unused basement being brought back in to use
- Additional income generated to provide new replacement homes



How far have we come



How far have we come



How far have we come



What we have done

New supply

- 173 affordable homes built in B&NES so far
- 177 affordable homes underway
- £26m investment in B&NES on providing new homes so far
- Acquired MoD Foxhill land
- Appointed Managing Director of sale division
- Approx. 500 homes for sale in the pipeline



What we have done

Existing homes

- £33m spent on maintaining existing homes
 - Circa £5m per annum on fire & other statutory compliance
- Planning to spend a further £15m annually in B&NES



The operating environment

- Continued lack of affordability and high levels of demand for housing of all tenures but.....
-public resistance to housing growth
- Limited public funding to support affordable homes – providers must generate subsidy through other activities
- Growing economy / house prices leading to increased land values and construction costs
- Increase in rents in the private sector
- Rent increases continue to be controlled in HA sector



B&NES' vision

- 13,000 homes to be built by 2029 in B&NES
- Ensuring growth supports B&NES as:

“internationally renowned as a beautifully inventive and entrepreneurial 21st century place with a strong social purpose and a spirit of wellbeing, where everyone is invited to think big – a ‘connected’ area ready to create an extraordinary legacy for future generations”.



Curo's contribution to the vision

- Pipeline of 1,400 new homes over next three years
- Financial capacity for further 4,000 new homes
- Mixture of affordable homes and homes for sale
- Increased focus on estate regeneration
- Senior engagement in the Public Services Board, Economic Board, and other key strategic fora
- Supporting LEP inward investment strategy



Foxhill MoD Site



Total site area : 19.1 ha (47.2 acre)



Foxhill MoD Site

- Council Planning Concept Statement – identifies MoD as a key housing site
- Estimates 700 new homes (35% social housing)
- Critical in delivering numbers for B&NES
- Site acquired by Curo in March 2013
- Curo paid a commercial price
- MoD vacated in May 2013



MOD Site and Foxhill Estate



Foxhill Estate



- Ageing, poor quality homes
- Badly designed open space, shops and estate layout
- No 'heart' to the community
- Lack of amenities, particularly for young people
- Flats a focus for problems
- Separated from Combe Down
- Lack of accessibility to Bath



Our vision for the community

- Integrating the MoD land, Combe Down and the Foxhill estate into one community
- Creating a sustainable neighbourhood with new mixed tenure homes, community facilities, shops, and a range of other legacy outcomes:
 - Health and wellbeing
 - Transport
 - Employment and skills
 - Culture and arts
- Ambition to create a distinctive, contemporary destination, where people will choose to live and work
- Masterplan complementing the city's vision

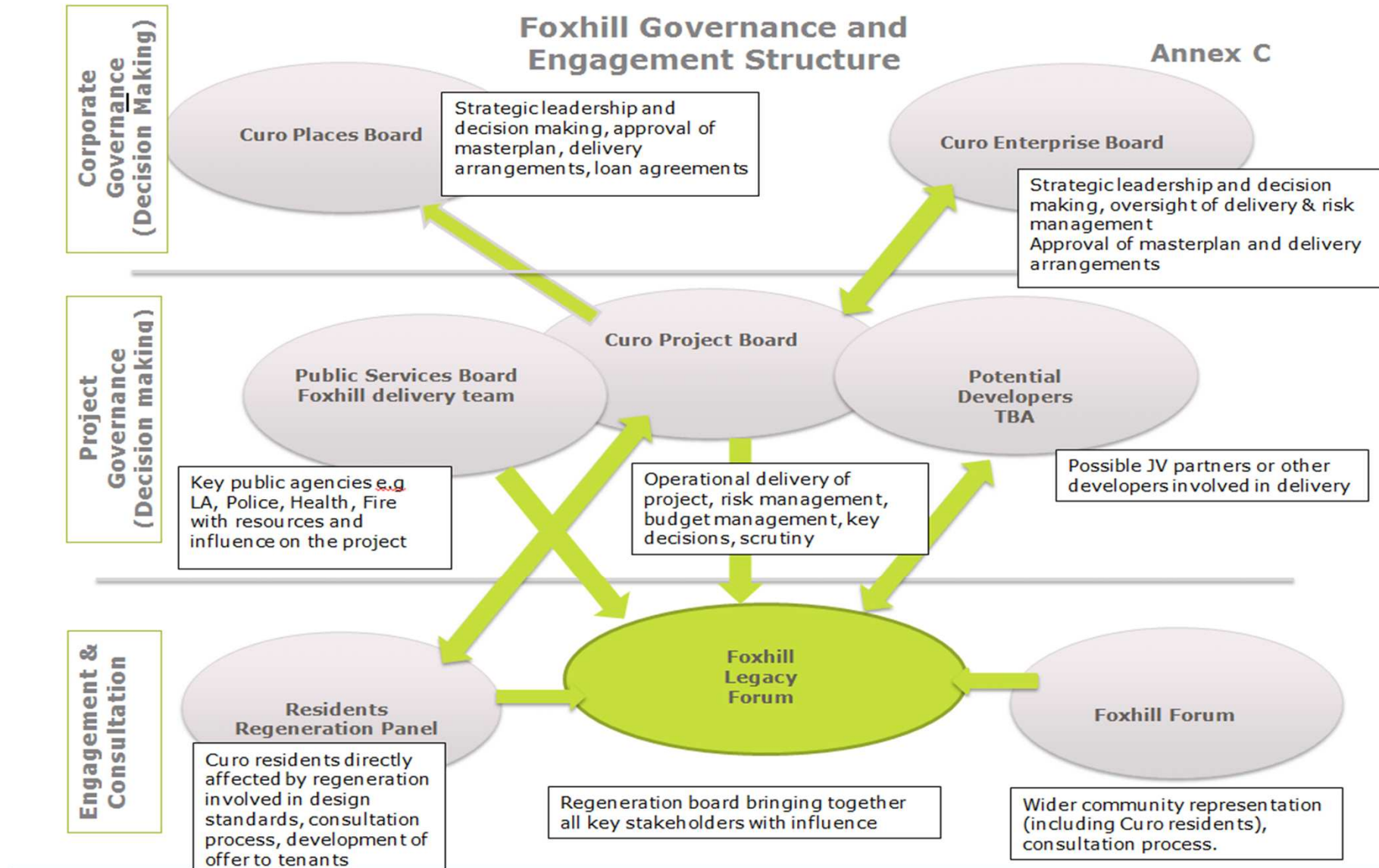


Taking the Proposals Forward

- Curo Project Team
- Site Surveys
- Initial consultation completed
- Demolition started Jan 2014
- Tenancy audit started
- Local Office opening March 2014
- Implementation of formal consultation structures
- Communications plan in place:
 - Regular newsletters
 - Website: www.foxhillregeneration.co.uk
 - Twitter feed
- HTA Architects appointed as masterplanners



Community Engagement Structure



Indicative Timescales for The Scheme

January – July 2014	Masterplanning
February – March 2014	Design workshops
11/12 th April 2014	Public Exhibition of Initial Masterplan proposals
May – June 2014	Design Workshops
11/12 th July 2014	Public Exhibition of Final Proposals
12/13 th September 2014	Public Exhibition of planning proposals
October 2014	Outline Planning Application submitted to the Council
July 2015	Planning permission granted
2016/2017	Phase 1 complete

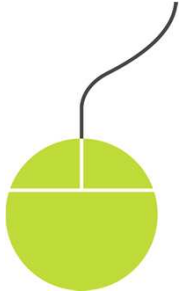


Summary

- Completed a great deal in two years
- Work on improving services on-going
- Engaging actively in civic role and community
- Secured financial capacity to build 4,000 homes
- Need continued support from B&NES:
 - To help make better use of period homes;
 - Deliver new homes; and
 - Regeneration



Questions?



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