

# BANES Housing & Major Projects Development and Scrutiny Panel

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[knightstone.co.uk](http://knightstone.co.uk)



# Knightstone Housing Association

- ❑ Founded in 1975
- ❑ Heartland is now redefined as West of England and Somerset
- ❑ 12,000 homes in management –general rented, supported housing, low cost home ownership, open market housing for sale (Arc Homes)
- ❑ Developer of new homes – 300 to 400 a year
- ❑ Individual and Community Investor
- ❑ £65 million turnover
- ❑ 420 staff, 23,000 residents, 365 communities and neighbourhoods

# Our Housing in BANES

- ❑ Second largest landlord in BANES behind Curo

General Needs : 654 homes

Supported Housing : 143 homes

Leaseholders : 84 homes

Service Charge Only : 76 homes

**Total : 957 homes**

(149 homes acquired from Spectrum Housing group in 2013)

- ❑ City Centre Georgian Properties/New build estates and one off purchases.
- ❑ Urban and rural housing – Central Bath to Ubley
- ❑ Developed them ourselves (traditional HA)

# Properties in Norfolk Crescent, Bath





# Parkview House, Bath



# Rockall House, Combe Down Bath



## Current Developments in BANES

- ❑ Alcan site in Midsomer Norton– 59 homes
- ❑ Charlton Road Keynsham – 2 homes
- ❑ Old Lane Farmborough – 4 homes

Bidding for:

- ❑ County Infants School, Radstock -20 homes
- ❑ Would like to do more – but not easy.



# Supported Housing in BANES

## **Rockhall House, The Paddocks and the Orchard**

- ❑ 48 units of sheltered and extra care provision working closely with Sirona Care
- ❑ Invested £1.5 million in the schemes last year

## **Pennard Court**

- ❑ 35 unit mixed scheme for people with sensory impairment and people with learning difficulties working closely with Action for Hearing Loss and Freeways

## **Various properties in Bath, Keynsham and Paulton**

- ❑ Working closely with Developing Health and Independence, Dimensions, LIFE



# Sheltered Housing Improvements



# Sheltered Housing Improvements





# 1-4 Burlington Street, Bath





# Individual and Community Empowerment Investor

- ❑ **Because our purpose** – creating better futures together – means more than being a great landlord, building new homes etc
- ❑ **We offer a hand up not a hand out** and we help people and communities find their own solutions by working in partnership with us.  
A something for something deal – the ‘together’
- ❑ **Good business** - helps protect our rental stream - & source of competitive advantage: Our residents & communities +economically stronger +active +cohesive +confident +resilient +in-control +independent +influential

# Individual and Community Empowerment

## Individual Empowerment

- ☐ Support customers on a 1-1 basis throughout BANES to help sustain their tenancy
- ☐ Troubled families initiative in Bath

## Community Empowerment

- ☐ Delivering Children's play ranger activities- Newton Road, Twerton and Kaynton Mead
- ☐ Large Environmental Improvements
- ☐ Community clean-up days
- ☐ Door knock consultations
- ☐ Working with Midsomer Norton CiC and Parish Council
- ☐ Clean Slate –debt , employment and personnel planning support
- ☐ Combe Down Digital Inclusion Programme

# Improvements to Kaynton Mead Estate, Bath



Before

After





# Recent Bath resident consultation



# Help with Bath Foodbank



# Future Aspirations for BANES

- ☐ Develop more Homes at least 30 to 50 a year
- ☐ Invest in our existing stock – new Asset Management Strategy
- ☐ Rationalise some of our very expensive to maintain and live-in central Bath properties
- ☐ Further invest in our communities and build capacity
- ☐ Work more closely with partners



# What the Council can further do to assist us?

- ☐ Resolve corporate tensions between wanting best value for land/properties and the provision of affordable housing.  
e.g. Living over the Shop Properties in central Bath
- ☐ Speedier decisions on property disposals
- ☐ Make more council land available for affordable housing.
- ☐ Intervene on Section 106 bidding wars between RPs.
- ☐ Assist where possible on Central Bath listed building planning restrictions on affordable housing.
- ☐ Further assistance on rural exception sites where possible.