BANES Housing & Major Projects Development and Scrutiny Panel

18th November 2014

Mike Day: Director of Development & Home Ownership



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

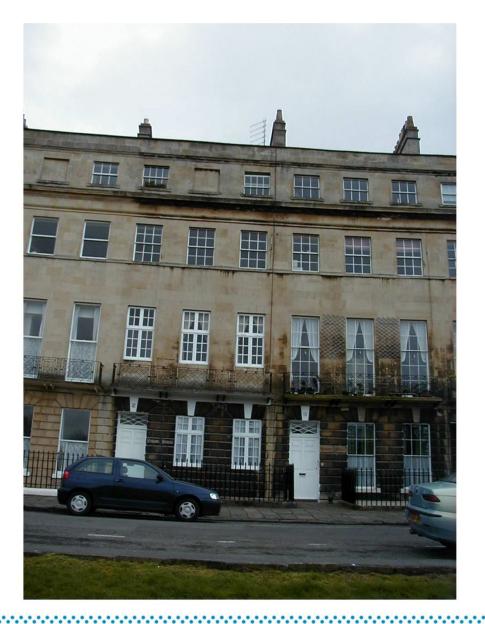
Total: 957 homes

(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.

