



# **Affordable Housing Report**

## **1.0 A2Dominion Housing**

- 1.1 The Group was formed in 2008, as a result of A2 and Dominion coming together to create an organisation with the financial strength and resources to deliver more homes and better services for customers. As a major developer of new housing, we offer a wide range of housing opportunities stretching from Cambridgeshire down to Hampshire and from Wiltshire across to Kent, with a significant presence across Greater London.
- 1.2 The Group offers a wide range of housing options including affordable rented, temporary, student, sheltered, supported and key worker accommodation. It also has homes for sale and shared ownership through the A2Dominion New Homes brand.



Tree Court, Iffley Road, Oxford

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- 1.3 With roots going back over 60 years, the Group has a reputation for reliability and excellence across all aspects of its business and we are proud to be an organisation known for delivering results.
- 1.4 The A2Dominion Group is one of the country's leading providers of high quality housing, with over 33,000 homes across London and southern England.
- 1.5 The A2Dominion Group has built a reputation for delivering large numbers of quality affordable homes on time and to budget. We have worked on a number of high profile schemes in successful partnership with 92 Local Authorities, NHS trust, the private sector and other agencies. With an ambitious development programme across all tenures, the group has a preferred partnership status with the Homes and Communities Agency in the country.



Salesian Gardens, Oxford



## **2.0 Excellent customer-led services**

- 2.1 We aim to achieve a high level of customer satisfaction by delivering excellent services across the Group. Through our main subsidiaries, we take a regional approach to ensure that we provide residents with locally tailored services that reflect their specific needs. This is supported by our central Customer Services Centre and a strong resident involvement programme, whereby residents work in partnership with us to help shape the services we provide.



### 3.0 Services A2Dominion Group Provide

3.1 A2Dominion Group provide a wide range of affordable housing services and these are detailed as follows;


**Affordable rent:** As a Registered Social Landlord, we provide the majority of our homes for permanent rent, mainly through nominations from local authorities.

**Care and support:** With a portfolio of over 2,500 homes, our Care & Support arm specialises in providing sheltered housing, extra care housing, and other supported housing across London and the South.

**Regeneration and stock transfers:** We have been involved in successful stock transfers from local authorities in Chichester, Gosport, Harrow and Spelthorne, improving the standard of homes and quality of life for the residents.

**Home ownership:** We have one of the largest home ownership development programmes in Southern England and offer homes for private sale and shared ownership.

**Market and intermediate rent:** We offer a significant number of homes for rent on the private market. The surpluses these generate are used to provide even more affordable homes and better services.



**Students/key worker accommodation:** We have wide experience of providing and managing accommodation for NHS workers and students. We manage large residences for health professionals at various hospitals, including Churchill and John Radcliffe hospitals in Oxford.



## **4.0 Maintenance and Housing Services**


- 4.1 One of our top priorities is to provide an efficient, customer focussed maintenance and repairs service. This is delivered by our partnership with several contractors, to deliver our ongoing asset management strategy and responsive repairs service. We are working towards ensuring that all our existing homes meet the Decent Homes Standard.
- 4.2 Our housing services play a key role in building and supporting sustainable communities for our residents. Its active community development programme is delivered in close partnership with Local Authorities and other agencies to provide a wide range of beneficial activities, particularly to disadvantaged neighbourhoods.



## **5.0 Affordable housing at Bicester Eco-Town**

- 5.1 The provision of affordable housing is a requirement under PPS1 and Cherwell District Council (CDC) affordable housing policy. Both of these documents require there to be a provision of 30% of the units to be for affordable housing. In line with these documents A2Dominion Group will be providing 30% of the units for affordable housing. Of this 30% there will be a tenure split of 70% rented accommodation and 30% shared ownership accommodation.
- 5.2 These homes will be managed by our Housing Management and Maintenance staff based locally in Oxford who already manage 180 homes in Cherwell District but will be backed up by on site based staff, such as a green caretaker. Please see attached copy of the accommodation schedule show the exact mix of the affordable homes.
- 5.3 A2Dominion Group and CDC Housing Department have held regular meetings to discuss the scheme in general and the mix of the affordable housing units. CDC have identified the range of housing units required for the scheme from their housing needs survey and this is reflected in the mix of the scheme.





5.4 The affordable homes have been designed to meet the emerging new HCA Core Housing Standards and the scheme will be built with a tenure blind policy. In addition to that they will be constructed to meet the requirements of the PPS1 standards. With regards to energy efficiency the homes will be built to Code for Sustainable Homes level 5 and will be zero carbon compliant. Please refer to the Sustainability report / energy reports to find more on how we intend to achieve these standards.

5.5 Discussions between CDC and A2Dominion Group are ongoing to agree a dedicated local lettings plan for the Exemplar scheme. The aim of the local lettings plan is to ensure 50% of the affordable units are let to people with a local connection and that a balanced, sustainable and manageable community is created.

