

Outline Application

NW Bicester Application 1

Affordable Housing Strategy



Affordable Housing Strategy

1.0 A2 DOMINION HOUSING

- 1.1 The A2Dominion Group was formed in October 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 A2Dominion has been named as a Top 100 not for profit organisation to work for by Sunday Times in 2013 and 2014. Furthermore, we are accredited with Best Companies '1 Star' status for 2014.
- 1.3 The Group offers a wide range of housing options including affordable and market rented, temporary, student, sheltered, supported and key worker accommodation. It also has homes for sale and shared ownership through the A2Dominion New Homes brand.



Fir Tree Court, Iffley Road, Oxford

- 1.4 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.

- 1.5 The A2Dominion Group is one of the country's leading providers of high quality housing, with over 34,000 homes and 70,000 residents across London and southern England.
- 1.6 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 79 Local Authorities, the 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.



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.



CGI of NW Bicester Exemplar Phase



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, Oxford 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. We also manage student accommodation in Oxford and Bristol.






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4.0 MAINTENANCE AND HOUSING SERVICES

- 4.1 A2Dominion believes all our customers deserve the best service we can provide. One of our top priorities is to provide an efficient, customer focussed planned maintenance and repairs service. This is delivered by Pyramid Plus, an asset management company which brings together the expertise of A2Dominion, Breyer B-line and MITIE, 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. A2Dominion believes our residents are best placed to help shape our services and tell us how we can improve. 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. Our Neighbourhood Improvement Fund allows residents to make improvements to their estates.
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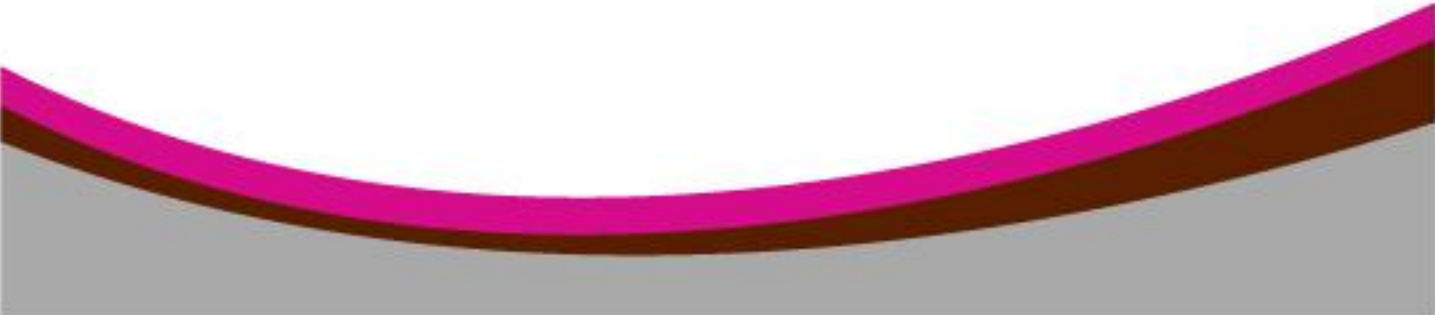
5.0 AFFORDABLE HOUSING AT NW BICESTER ECO-TOWN


- 5.1 The provision of affordable housing is a requirement under the PPS1 Supplement 'Eco-towns: A Supplement to Planning Policy Statement 1' (July 2009). This aims for 30% of the units to be provided as affordable housing as a mix of rented and intermediate. In line with the PPS1 Supplement, A2Dominion Group will aim to provide 30% of the units for affordable housing, subject to viability, as an indicative tenure split of 70% rented accommodation and 30% shared ownership accommodation.

The Exemplar

- 5.2 A2D are currently building out the exemplar phase of the Eco Town. Planning permission was granted in 2012 for 393 new homes, including 119 affordable. A2D is developing both the affordable and private sale element of the scheme. Works started on site in April 2014, with the first occupations expected in Summer 2015.

Approach

- 5.3 The affordable 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 staff, such as a sustainability officer and travel plan co-ordinator. The local staff will also be able to call on the depth of experience within the group structure.
- 5.4 A2Dominion Group and CDC Housing Department have held regular meetings to discuss the scheme in general and the contribution it can make to market and affordable housing delivery in the District.
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- 5.5 The affordable homes will be designed to meet prevailing standards of internal and external amenity and the scheme will be built with a tenure blind policy. The affordable housing will be situated in small clusters throughout the development. In addition the scheme will be designed and constructed to meet the requirements of the PPS1 Supplement and Standards therein.
- 5.6 With regards to energy efficiency, the homes will be built to Code for Sustainable Homes Level 5 and will be 'true' zero carbon. The Energy Strategy Report sets out how we intend to achieve these standards.
- 5.7 A Local Letting Plan has been finalised for the Exemplar phase on site, which the A2Dominion Group seeks to roll out for future planning applications. Discussions between CDC and A2Dominion Group are ongoing.
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