

Build! ® Build ~ Renovate ~ Innovate

Tony Parsons, Principle Construction Officer



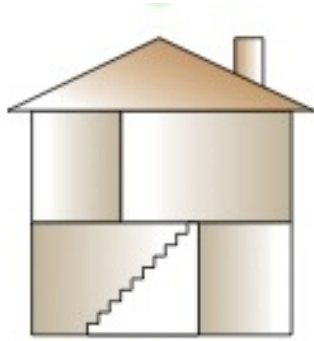
Cherwell District Council – a brief history of housing

- 2004 began LSVT process for around 7000 properties
- Charter Housing Trust
- Taken over by Sanctuary Housing
- Retained approx. 30 DIY shared ownership
- Maintained more traditional relationship with RP's
- Provided RP's with LASHG
- Build! programme – motivated and inspired by;
 - Growing Housing Need, Reducing public subsidy, link between employment and Housing
 - Miller Road Project-NEETS Group

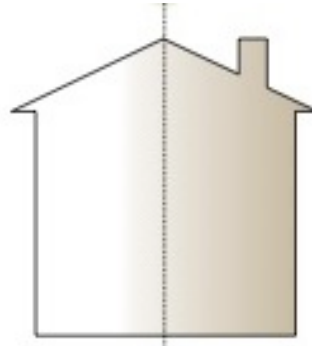
Build!® Overview

- Aim to:
 - Regenerate Brownfield sites
 - Bring Empty Properties back into use
 - Use public owned land to provide affordable homes
- Key goal to offer self build opportunities for local people
 - Watertight shells
 - 'Affordable Homes' –both Shared Ownership and Rent
 - Training
- Secured grant for Empty Homes, Places of Change, CASSH, AHP
- Over 150 units delivered

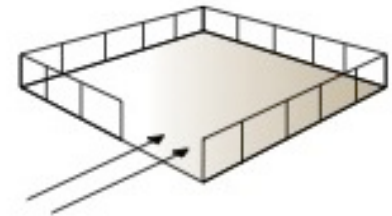
How do we provide self build housing?



Custom build



Watertight shell



Serviced plots

- UK trailing behind continental Europe
- Traditional barriers – Land, Planning and Finance

Build!® Examples in Bicester

Newton Close: 21 x two and three bedroom homes for shared ownership.

Gardeners Close: 42 apartments for affordable rent and shared ownership.



‘Self Builder’ works include kitchens, flooring, second and final fix carpentry, landscaping, tiling and decorating or self finish

Self Build The Orchard Banbury

- Before



- After



Self- Build The Orchard Banbury

- Previous OCC Care Home site purchased as part of a package to include sites in Bicester
- 16 self build homes – 9 two bed and 7 three bed
- Self Builders provided with training and support as well as decorating vouchers.
- Discount of up to £10,000
- Some homes completed by CDC

Calthorpe House- Affordable Rent, Self Build



BEFORE



AFTER

Calthorpe House- Affordable Rent, Self Build

- Demolition of old 3 level council offices to make way for new block of 15 flats over 4 levels (no lifts).
- Main contractor built shell including all 1st fix M&E, and flat entrance doors to plaster finish including all fire compartmentation - contract value Phase 1/Phase 2 Self-Build (£2.33m all-inclusive development cost)
- HCA grant funding £415,161
- All M&E elements construction managed after main contractor handover by CDC including full time attendance on site during the self build stages.
- All tenants involved then offered Self-Build options from choosing kitchens, decorations, tiling colours, and white goods to actually carrying out all 2nd fix doors, skirting, wall tiling and decoration.

Rural Self Build - Fenny Compton Rd, Claydon



BEFORE



AFTER

Rural Self Build - Fenny Compton Rd, Claydon

- Development of unused land in village, previously being used for garages- (£ 187,000 all-inclusive development cost). No grant funding.
- Site developed with one 2 level 2 bedroom detached house for Shared Ownership.
- Main Contractor finished to shell all M&E included and plastered. Sell on open market to locals only

Rural Self Build - The Crescent, Steeple Aston



BEFORE



AFTER

Rural Self Build - The Crescent, Steeple Aston

- Unused land in village
- Site developed with one pair of 1 level/2 Bed Semi-Detached Bungalows Shared Ownership (£306,000 all-inclusive development cost). No grant funding.
- Main Contractor finished in same way as Fenny Compton;
- Self-Builders completed by agreement kitchens doors and finishing's etc.

Refurbishment for Shared Ownership - Drapers House.



BEFORE



AFTER

Refurbishment for Shared Ownership – Drapers House

- Sold to CDC by A2 Dominion, this listed building was in a state of great disrepair before purchase.
- Converted to 4 self contained flats for shared ownership retaining many of the original features as required by the listing.
- Estimated final build cost £820,000 with HCA grant funding of £44,000.



AFTER

Rural Self Build - Woodpiece Rd, Arncott



BEFORE



AFTER

Rural Self Build - Woodpiece Rd, Arncott

- Unused land between council houses (£447,000 all-inclusive development cost). HCA grant funding £40,000.
- Site developed to build new block of 3 terraced - 2 level/2 bed homes, for those on housing lists.
- Some involvement by tenants choosing white goods, decorations and wall tiles.

What next ?

- Self finish products
- Off site manufacturing
- More rural self build - affordable housing for sale
- Passivhaus
- Mixed tenure developments
- Co-housing
- Specialist housing working with Oxfordshire County Council

Off-Site Manufacturing - Banbury Ambulance Station, Cope Road, Banbury



- Affordable rents focussing on under 35s.
- Built in North Wales by F1M providing 26 shared units and 2 self contained flats.
- Estimated build cost £2.3m with HCA grant funding of £1.2m

Passivhaus Development, Hope Close



Passivhaus Development, Hope Close

- 11 two and three bedroom dwellings being sold to families on a shared ownership basis the project will provide capital savings as well as a reduction in costs in use.
- Site provided by the Methodist Church and the development includes the replacement of their place of worship with a new chapel which includes a two bedroom flat above.
- Estimated total build cost £3m, HCA grant £132,000.
- In terms of heating requirements the aim of Hope Close is to provide a $\leq 90\%$ reduction in heating requirements when compared to a standard dwelling.
- Likely sales values to be enhanced due to Passivhaus status.

Summing Up

- Over 150 units completed covering a range of shell stage self build to refurbishment of derelict buildings for shared ownership
- £37m building programme due for completion in March 2018 with funding of over £4.8m from the HCA
- Second and third phases to include a focus on rural affordable self build, passivhaus models to reduce running costs and off-site manufacturing with the potential for a local facility to provide over 200 units per annum
- Continuing our work with the HCA and DCLG to promote production of innovative affordable housing for rent and shared ownership