DEVELOPMENT STRATEGY

CHICHESTER GREYFRIARS
HOUSING ASSOCIATION
FOUNDED IN 1969

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CGHA has a strategic priority to invest in providing new affordable homes for older people, in housing need, who have a local connection with Chichester.

We are a small locally based housing association. We have a strong financial base and are investing our reserves in developing more housing as well as improving our existing stock.

This Development Strategy runs from 2021-2025 to reflect the Government's investment priorities reflected in Homes England Affordable Housing Programme which runs from 2021-2025.

2021–2025

OUR OBJECTIVES AND ASPIRATIONS

- To develop more homes and increase our stock incrementally as opportunities arise.
- To work in partnership with Chichester District Council to help them deliver one of their Housing Strategy objectives – more affordable housing for older people.
- To work with the Wayfarer Partnership to help deliver a common goal of increasing the supply of much needed affordable housing in southern England.
- To ensure that the properties we develop meet local housing need and are built at least to the minimum standards required by Homes England, the National Design Guide and the principles for Building for a Healthy Life.
- To ensure the homes provided are value for money, good quality and appropriate for our client group.
- To develop sustainable homes that minimise carbon emissions and energy use but also promote biodiversity and green living.

In recognising the undersupply of affordable rented homes in the Chichester area, we aim to build or acquire a minimum of 18 additional homes over the next 5 years.

TENURE AND AFFORDABILITY

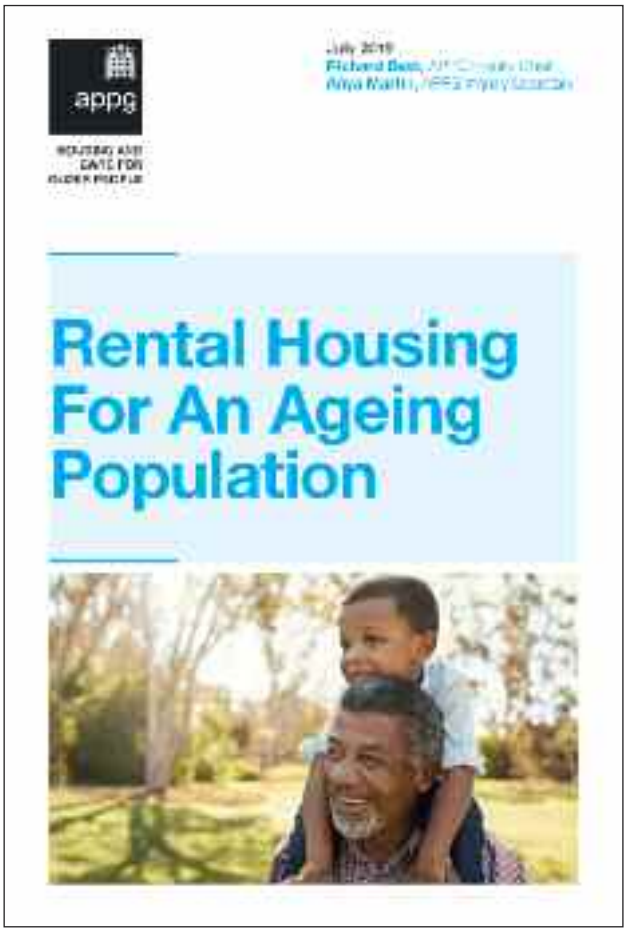
CGHA's client group is older people and and we aim to provide affordable rented housing. Homes will be let at preferably social rents (50-60% of market rents) or affordable rents (80% of market rents).

CGHA is not looking to build homes for shared ownership, shared equity or outright sale in order to provide cross subsidy to deliver our rented homes. We will, however, work on larger sites with other associations who wish to deliver these tenures.



HOUSING FOR OLDER PEOPLE

Over recent years the All-Party Parliamentary Group (APPG) on Housing and Care for Older People has looked at the housing needs and opportunities for older people, producing a series of Inquiry reports on Housing for an Ageing Population, known as HAPPI. HAPPI5 is a report called Rental Housing for an Ageing Population (published 2019).



The report states that the demand for affordable rented homes for older people over the next 30 years is going to rise significantly. The level of owner occupation is declining and more people are renting privately. As these people get older (and are no longer working) they will not be able to afford market rents. It estimates demand for affordable housing for older people at over 1.1 million homes (over the next 30 years). Of this number, it is estimated that 630,000 will be private rented sector households aged 65 and over who will need lower cost rented accommodation.

LOCATION OF NEW SITES

CGHA is based in Chichester and all of our homes are based within the District. All sites need to be in sustainable locations with good access to public transport, shops etc. This is to due to the client group that we house.

Chichester and the surrounding area are a priority for new development as this is the location of our existing housing stock. The A27 and the Manhood Peninsula are also target locations.



SIZE AND TYPE OF HOMES

As CGHA houses older people we are looking for 1 and 2 bed flats or bungalows.

CGHA supports good design and in particular the HAPPI design principles.

Modern methods of construction (MMC) have not been used previously but this is something we would consider.

CGHA is keen to appoint SME local contractors to build our new homes. We would be equally happy to work with larger housing associations or developers on larger schemes.



HOMES ENGLAND FUNDING

In order to deliver homes for social rent, CGHA is reliant on grant funding from Homes England and the Council. Funding was secured for the new homes at Royal Close and the rents are 50-60% of market rents. Without this funding homes would have to be let at affordable rents.

Homes England have stated that funding will be allocated that helps support wider Government strategic objectives, ie Modern Methods of Construction, improving the energy efficiency and sustainability of new affordable housing supply, and encouraging the use of SME contractors. These principles are supported by CGHA.

WAYFARER PARTNERSHIP

CGHA is a member of the Wayfarer Partnership. Wayfarer is a Consortium of 18 members and represents the ownership and management of more than 100,000 affordable homes through the South of England. It comprises housing associations, local authorities and charitable partners who are Investment Partners with Homes England (via the Lead Consortium member Abri). The key focus of Wayfarer is to secure grant funding for the development of new affordable homes but all organisations have signed up to a set of core principles. The aim is to deliver **"Better Homes, Better Value, Better Communities and Better Lives"**.



WAYFARER PARTNERSHIP CONTINUED

- Providing a stable and secure home for everyone, that meets their individual needs and choices
- Working with Homes England to build better homes faster
- Supporting sustainable mixed-tenure communities with services and facilities that empower communities to grow and flourish
- Building more affordable homes that feature high quality design and innovative, sustainable construction (including MMC)
- Preparing a best practice approach for the Government's low and zero carbon homes agenda
- Contributing positively to housing policy development
- Working in partnership with public and private funders, developers, landowners and others for the long-term betterment of the nation's housing stock

DESIGN PRINCIPLES

The HAPPI (Housing for an Ageing Population) principles are based on 10 key design criteria. Many are recognisable from good design generally but have particular relevance to housing for older people as they promote homes that can be adapted over time to meet changing needs. The 10 criteria are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'



CGHA does not provide care or support services to its residents but many tenants as they get older have care packages provided by Social Services. The new homes built at Royal Close in 2021 reflect the HAPPI principles of design. The space standards are excellent with plenty of storage, they have solar power and are energy efficient, and there is plenty of green outdoor space.

The Government also published its National Design Guide in October 2019 and CGHA supports its principles.

MODERN METHODS OF CONSTRUCTION

'Modern Methods of Construction' (MMC) is a wide term, embracing a range of offsite manufacturing and onsite techniques that provide alternatives to traditional house building.

Homes England support MMC as it has the potential to be significantly more productive than traditional building methods; allowing homes to be built more quickly, addressing labour and skills shortages and improving the quality, consistency and energy efficiency of homes.



ENVIRONMENTAL SUSTAINABILITY

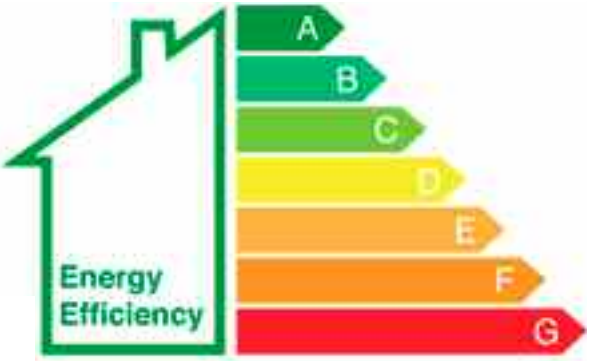


The Climate Change Act 2008 forms the basis for the UK's approach to tackling and responding to climate change. It requires both that emissions of carbon dioxide (CO2) are reduced and that climate change risks are prepared for. In 2019 a target was set that 'the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline', ie 'net zero carbon' to be achieved by 2050.

The National Planning Policy Framework sets out the Government's planning policies for England. In terms of climate change and sustainability, the NPPF provides the following guidance: 'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'

ENVIRONMENTAL SUSTAINABILITY CONTINUED

All of CGHA's existing homes meet Decent Homes Standard and have an Energy Performance Rating of C or above (higher than the national average). Eight new build properties were completed in 2021 at Royal Close. All had an Energy Performance Rating of B as a minimum.





The development at Royal Close was constructed to a high standard of fabric efficiency to reduce energy demand. Space heating and hot water needs are met through highly efficient boilers, and photovoltaic (PV) arrays which contributes towards meeting the energy needs of the building. Other measures include ecological enhancements, pollution prevention, the use of sustainable materials and effective waste management.

We want to ensure that CGHA is well prepared for the Government's stated intention of phasing out fossil fuel heating systems in new homes by 2025. CGHA will comply with the Future Homes Standard and with Building Regulations that specify from June 2022 all new homes must produce 31% less CO2 emissions than are currently acceptable. We will review potential heating options with a focus on a fabric first approach and non-gas powered energy systems, ie Ground and Air Source. We will work to ensure a coordinated approach to this with an emphasis on affordable warmth, carbon reduction and a long-term value for money approach.



CGHA will explore opportunities to deliver a Passivhaus level of air-tightness and insulation to reduce reliance on traditional forms of heating and deliver lower energy bills for CGHA's customers. The motivation here is not the pursuit of external accreditation but the desire to create spaces where people want to live.

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