



### CASE STUDY 1

#### WELLINGBOROUGH WINNER

One of the consortium's first schemes involved turning a former hotel into new homes in a priority growth area.

East Midlands Housing is leading on the development of the former Fir Tree Hotel site close to the town centre in Northampton Road, Wellingborough, creating 23 new affordable homes in a £2.2 million scheme.

Previously a hotel, public house and nightclub, the site is being developed to provide 12 two bedroom and three one bedroom flats for rent, and eight two bedroom flats for shared ownership.

The development is being partly financed by a Housing Corporation grant of £1.1m, and £1.1m of private finance from East Midlands Housing. The project is also supported by the Borough Council of Wellingborough.

Jim Patman, director of development at East Midlands Housing, said: "This will provide much-needed affordable housing for local people. The scheme will feature high quality designed homes for both rent and shared ownership where people can gain a foot on the housing ladder and increase their share in the future if they wish."

"Given the 200% rise in average house prices in the east midlands region over the last 10 years, the shared ownership model is the only option for many."



### CASE STUDY 2

#### CITY LIVING, NOTTINGHAM-STYLE

One of Nottingham's next city living apartment blocks will feature a significant number of affordable homes, thanks to the Quantum Consortium.

Derwent Living is leading on the £6.2m development to the south of Nottingham city centre, newly named Victoria Embankment – former site of the Meadowbank Day Hospital and Cremorne public house.

The scheme will feature 48 affordable apartments and mews-style houses:

- ▶ A six storey apartment block on the Meadowbank Day Hospital site will comprise 24 one and two bedroom apartments. Apartments from the first floor up will have balconies with views across the River Trent and back to the city
- ▶ A three storey apartment block on the Cremorne public house site will feature seven two bedroom apartments, with one to one parking, cycle storage and a bin store
- ▶ The remaining 17 homes will be made up of four two bedroom houses, twelve three bedroom houses and one four bedroom house, in a mews-style development along a new shared access road, the majority having garages and enclosed rear gardens.

Carl Larter, business development director at Derwent Living, said: "I am delighted to announce this new development in Nottingham. The scheme will provide much needed affordable homes locally and they are all available for 50% purchase through Derwent's 'Easy Living' brand."

Materials used will be sourced from local merchants and manufacturers where possible, and the development work will use local labour, contributing to the financial well being of the community.

The scheme has secured £1.4m of Housing Corporation grant.

### LOOKING AHEAD

Our plans for 2007-8 are ambitious and challenging, and include:

- ▶ Driving forward on procurement frameworks to produce cost efficiencies
- ▶ Improving on design quality through our design panels
- ▶ Promoting increased energy efficiency for customers
- ▶ Increasing the environmental standards of our future schemes

- ▶ Meeting our delivery targets for the year – 811 unit completions and a take-up of £13.6 m grant
- ▶ Securing a sizeable programme of grant funded schemes through the 2008-11 bid round
- ▶ Maintaining our market position as a major regional development partnership with the Housing Corporation

### THE LEAD PARTNERS

#### Derwent Living

Well known for its diversity, Derwent Living is one of the six top regional housing associations, and is ranked 12th in the league table of top 50 developers.

The Derby-based association has a mixed tenure portfolio of around 10,000 homes throughout Derbyshire, Nottinghamshire, Leicestershire and Yorkshire.

Derwent Living was founded in 1964 to sponsor co-ownership houses and flats for people unable to afford the cost of a mortgage. It developed several hundred co-ownership homes over the following ten years, and registered with the Housing Corporation in 1974.

In the early 1990s, Derwent Living developed and managed special needs schemes for frail elderly people and vulnerable women with children.

It also diversified into other activities such as private market rented schemes, student accommodation, and management on behalf of other housing providers.

#### East Midlands Housing

East Midlands Housing, which recently celebrated its 60th anniversary, provides over 8,000 quality affordable homes for rent and shared ownership throughout the east midlands, and has a strong reputation for partnership working, quality and delivery.

They include homes specially designed for the elderly, families, couples, single people and other individuals requiring additional support.

The organisation cares for its residents and the communities they live in, and seeks to ensure access to services is available to all members of the diverse communities it serves.

EMH is the lead investment partner with the Housing Corporation for Quantum, taking overall programme management and delivery responsibility across the partnership.

Developing an average of 250 new homes per year, EMH prides itself on providing more than a roof over people's heads. The

association has helped establish centres where they can meet and access education, takes environmental issues into account when planning new developments, and caters for the needs of people who need extra support.

EMH is the Homebuy agent for Leicestershire, Derbyshire and Nottinghamshire, providing a 'one stop shop' for government-sponsored home ownership products.

The EMH group includes Midlands Rural Housing, Foundation Housing Association and East Midlands (2000) Limited and has been selected as the group for the new stock transfer association Three Oaks Homes to join, assuming a positive ballot vote in October.

#### LHA-ASRA

The £540m LHA-ASRA Group owns and manages 12,000 homes across the east midlands, Greater London and the south east, and comprises:

- ▶ LHA
- ▶ LHA Support Services
- ▶ ASRA Greater London Housing Association, and
- ▶ Family First

Committed to building better homes, better communities and better lives, the Group offers 50+ years' experience in housing and regeneration, and an unrivalled track record in BME housing, supported housing, regeneration and social enterprise.

With a capital programme worth £250m plus, thriving partnerships with 57 local authorities and London boroughs, a 24 hour response centre serving over 15,000 customers, proven corporate management expertise, and investment partner status with the Housing Corporation, LHA-ASRA is well-placed to meet the housing needs of existing and future generations.

Group member LHA Support Services provides specialist care and support services to over 1,000 customers, ASRA Greater London Housing Association is renowned for its provision of high quality sheltered housing, special needs projects and care homes (currently totalling 78), and Family First has over 40 years' experience in delivering care and support, recycling and housing services.

### GET IN TOUCH

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**WORKING IN PARTNERSHIP:**  
Jim Patman of EMH, Carl Larter of Derwent Living and Robert Nettleton of LHA-ASRA

## early milestone for Quantum

### AFFORDABLE HOMES DEVELOPMENT IN LOUGHBOROUGH

Quantum Consortium has reached an early milestone with a major affordable homes development in Loughborough.

The midlands-based housing consortium is developing its 500th home at the development, which will turn a former industrial site in Empress Road into 66 affordable homes for rent, shared ownership and outright sale, for local people.

The consortium consists of four developing members - East Midlands Housing, Derwent Living, LHA-ASRA and Amber Valley Housing - together with three partner members - Advance Housing Association, Foundation HA and Rockingham Forest HA.

The £5.6m scheme will provide a mixture of flats and houses, ranging from one-bedroom to four bedrooms in size, and including two which have been specially designed for wheelchair users. Of the 66, 21 will be offered for outright sale, 22 for shared ownership and 23 for rent.

Prices for the one-bedroom flats are likely to start at £115,000, rising to £160,000 for the three-bedroom houses.

Carl Larter, business development director at Derwent Living, said: "I am delighted to announce this new development in Loughborough, which will provide much needed affordable homes locally in an area where prices are continuing to rise steeply."

Robert Nettleton, group regeneration director at LHA-ASRA, said: "This is a landmark development for the Quantum Consortium, and the fact we are embarking on our 500th home in the east midlands, shows just what can be achieved when like-minded housing providers work together."

Jim Patman, development director at East Midlands Housing, said: "This scheme will offer local people a range of options to rent, part-buy or own outright a brand new home, at affordable prices. It will be environmentally friendly and will regenerate a parcel of disused 'brownfield' land, without encroaching on the countryside."

The scheme has secured grant funding from the Housing Corporation worth almost £1.8m. It is anticipated that it will be completed in early 2008.

**ABOUT QUANTUM**

Collectively managing more than 30,000 homes across the Midlands and beyond, the consortium was launched to:

- ▶ identify, secure and deliver affordable housing schemes, efficiently and cost-effectively
- ▶ meet all programme delivery targets
- ▶ achieve procurement efficiencies
- ▶ ensure investment priorities meet the requirements of the Regional Housing Strategy, local authorities and other stakeholders
- ▶ follow the principles of good development, outlined in the Sustainable Communities Plan
- ▶ achieve customer satisfaction by promoting tenant involvement
- ▶ share skills, knowledge and best practice

Each Quantum Consortium lead member has a reputation as a market leader in its own specialist field:

- ▶ LHA-ASRA as one of the country's leading regeneration agencies
- ▶ Derwent Living as a provider of affordable homes, city living solutions and student accommodation, and

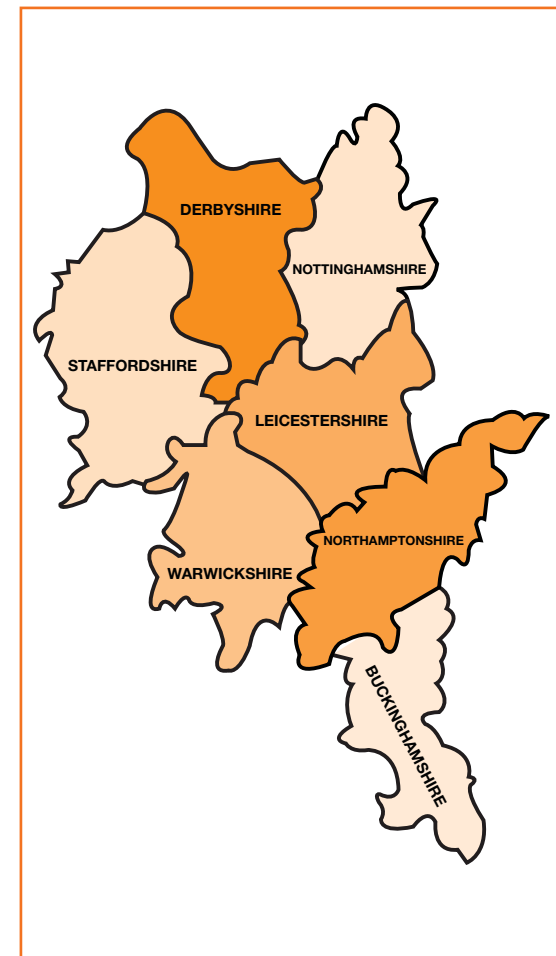
▶ EMH as one of the leading low-cost home ownership providers in the East Midlands.

A total allocation for 2006/2008 of almost £34m of government money, drawn down through the Housing Corporation, mean that the Quantum Consortium is developing over 1,000 affordable homes at sites worth more than £114m in Leicestershire, Derbyshire, Northamptonshire, Nottinghamshire, Buckinghamshire, and Staffordshire.

It secured the 2006/2008 funding deal as a preferred investment partner of the Housing Corporation. Quantum's allocation represents an impressive 20% of the entire Housing Corporation allocation for the east midlands region.

In the previous bid round (2004/2006), the Quantum Consortium members collectively secured £21m of grant to deliver 650 new affordable homes, and together had £200m of development either on site or in the pipeline.

**WHERE WE WORK**



- Buckinghamshire**  
Milton Keynes Borough Council
- Derbyshire**  
Amber Valley Borough Council  
Bolsover District Council  
Chesterfield Borough Council  
Derby City Council  
Derbyshire Dales District Council  
Erewash Borough Council  
North East Derbyshire District Council  
South Derbyshire District Council
- Leicestershire**  
Blaby District Council  
Charnwood Borough Council  
Harborough District Council  
Hinckley & Bosworth Borough Council  
Leicester City Council  
North West Leicestershire District Council

- Northamptonshire**  
Corby Borough Council  
Daventry District Council  
Kettering Borough Council  
Northampton Borough Council  
Borough Council of Wellingborough
- Nottinghamshire**  
Ashfield District Council  
Broxtowe District Council  
Gedling Borough Council  
Mansfield District Council  
Newark & Sherwood District Council  
Nottingham City Council  
Rushcliffe Borough Council
- Staffordshire**  
East Staffordshire Borough Council  
Stoke-on-Trent City Council  
Tamworth Borough Council
- Warwickshire**  
Nuneaton & Bedworth Borough Council
- If you interested in working with Quantum, contact us via the details on the back page.**



**THE NATIONAL AFFORDABLE HOUSING PROGRAMME**

In total, the Government is investing nearly £4bn over the next two years in the Housing Corporation's National Affordable Housing Programme (NAHP) to deliver 84,000 new homes.

The investment of £3.9bn for 2006-08 is 15% up on the last two years, and the projected creation of new affordable homes is up by 33%.

The funding boost also reflects budget proposals to help young people, particularly first time buyers, get a foot on the housing ladder, with an increased allocation of £970 million through the NAHP to deliver 35,000 new low cost home ownership properties over the next two years.

In addition there is a significant increase in new social housing to help those who cannot afford to rent, with 49,000 social rented homes to be built during the same period.

**REACHING OUT**

Quantum is not only about pooling resources for development.

Thanks to the bank of skills, knowledge and experience created through the alliance, consultancy advice and support are available on a whole host of development, refurbishment and regeneration matters, to consortium members and other organisations alike.

Examples include:

- ▶ Acting as development agent for smaller associations
- ▶ Advising social enterprises on capital build projects
- ▶ Setting up new legal structures for new enterprises
- ▶ Providing a round-the-clock phone-based response service
- ▶ Providing an asset management service to other landlords
- ▶ Offering housing management services to housing co-operatives

**REAPING THE REWARDS OF DYNAMIC PARTNERSHIP**

The Quantum Consortium may be still young, but it is already delivering impressive results thanks to its large-scale capacity for development.

- ▶ Funding secured for over 1000 new homes
- ▶ 20% of the total grant allocation issued by the Housing Corporation in the east midlands region
- ▶ 500 new homes already completed or on site
- ▶ Creating standard specifications to achieve volume procurement
- ▶ Supply chain savings already achieved
- ▶ Joint partner selection progressing
- ▶ Programme delivery targets exceeded by 30% in the first year
- ▶ Joint working on design quality initiatives
- ▶ Pre-qualification bid made for the 2008-11 Housing Corporation funding programme
- ▶ Secured extra funding during the year for Amber Valley Homes to kick-start their first Quantum project

**FIRST YEAR RESULTS**

At the end of its first full year of operation the Quantum Consortium has exceeded all delivery targets set by the Housing Corporation. It has achieved:

▶ Grant take-up	<b>£11.064m</b>	<b>131% performance against target</b>
▶ Starts on site	<b>456</b>	<b>130% performance against target</b>
▶ Unit completions	<b>108</b>	<b>156% performance against target</b>

This provides a sound basis for our pre-qualification bid for the next funding round.

