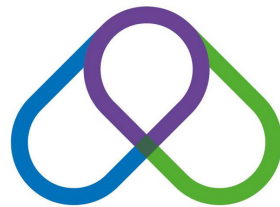




Growth Strategy

2023 - 2028

Summary



Bringing affordable homes to diverse communities across the Arches Operating Region



peoplecommunitieshomes

OUR OFFER

Arches Housing have a strong record of delivering quality new homes to meet the needs of local communities, contributing to neighbourhood improvement



The delivery of new homes is one of our key Strategic Priorities within our Corporate Plan



We are financially strong and are investing to deliver new homes across Arches Operating Region



We will grow by 100 – 200 homes over the next 5 years, April 2023 to March 2028



We serve diverse communities and invest additional resources to make our homes attractive to all



As well as building new homes, we are investing more in our existing properties to ensure we meet the Arches Home Standard



GEOGRAPHY

Our geographical focus remains on developing properties in Sheffield, Rotherham and surrounding areas that make up our Operating Region (within 30 minutes of our Burngreave office)



We now own properties throughout the South Yorkshire Mayoral Combined Authority, including Chesterfield and North East Derbyshire



Half of our current homes are in our heartland of North East Sheffield. It is our ambition to increase our stock in our core area, supporting communities and neighbourhood renewal



PRODUCT

Our priority is to provide homes for rent that people can afford, and low cost home ownership opportunities through shared ownership



We will have a continued focus on rented homes, ensuring that the majority of new homes are delivered for rent



We will support low cost home ownership opportunities through the development of shared ownership properties



We will investigate opportunities for shared ownerships and similar products that are attractive to customers from diverse backgrounds and for older people



DESIGN

We are committed to creating quality homes, and places that people are proud of and want to live in



We will build well designed homes that take account of changing demands and lifestyles, to provide flexibility and allow for cost-effective alterations



We will provide additional investment to allow the inclusion of design features that respond to the diversity of our residents



We will review and improve our New Home Specification and design matrix to meet the needs and varying requirements of customer such as age, disability, faith and cultural needs



Arches will ensure new homes meet the latest energy efficiency standards and home standards during the course of this strategy, and will seek opportunities to deliver net zero homes where possible

PARTNERSHIPS

Partnership working will be at the heart of what we do, working closely with partners to generate opportunities to deliver quality homes



Arches will actively engage and collaborate with others, including our local authority partners, the South Yorkshire Mayoral Combined Authority, and regional and national developers, to build resilience and create opportunities to meet housing need and community regeneration



We will continue to develop our established relations with our key partners; Sheffield, where we are one of the largest established social landlords, and Rotherham; whilst further developing our relationships with North East Derbyshire and Chesterfield



We will continue our established relationship with Homes England to secure funding for future developments

RESOURCES AND CAPACITY

We have the capacity to build 100 - 200 homes over the next 5 years



We have access to funding and will seek opportunities for additional borrowing to support appropriate new home delivery, in line with our balanced business model and Treasury

Strategy



We will stretch our resources to provide more new homes and to develop homes to provide neighbourhood renewal, accessing investment from regional and national agencies



We will take measured risks within the parameters of our risk assurance framework, ensuring considered investment decisions are taken, utilising our robust appraisal model



Key Facts

165

New properties delivered since 2018

137 Rent

28 Shared Ownership

85%

Customer satisfaction with the overall quality and design of their new home

£2.5 million

Annual spend on our homes on improvements and day to day maintenance

Annual average for 2018-2023

>£500K

Annual cash surplus, after investment in existing stock

12

Key Arches home standards

55%

Of our customers in our vibrant neighbourhoods are from BME communities

Arches continues to seek new opportunities, if you have any opportunities for Arches please get in touch with us on 0114 2288100 or info@archeshousing.org.uk



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