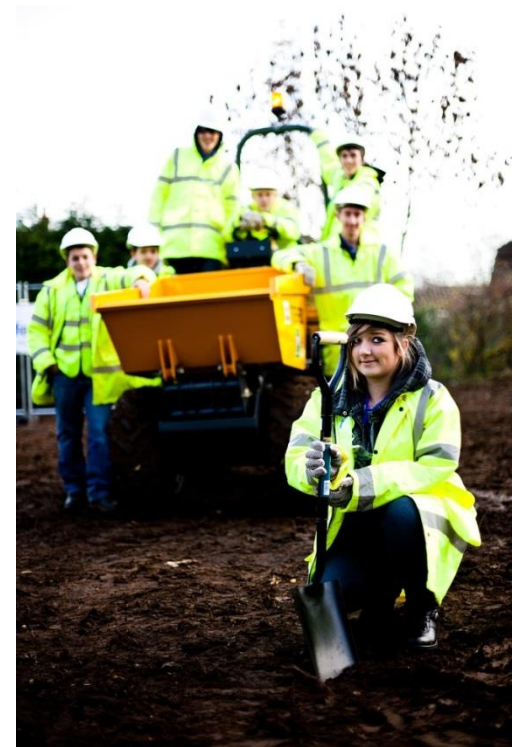


Where it all began – with self build at Miller Road

And

- Regenerating a brown field site
- Increasing the range of housing opportunities for local people ~ particularly affordable home ownership
- Increasing skills and supporting the local economy



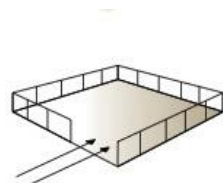
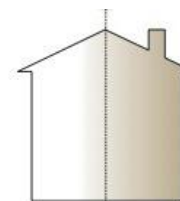
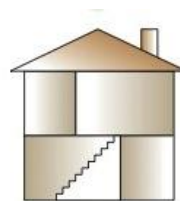
This community aspiration developed into.....



A unique and innovative approach to affordable housing

focusing on.....

- Regenerating brown field sites and long term empty properties
- Creating watertight shells for people to complete
- Creating service plots for people to build their own homes
- Cross-tenure and cross-subsidy





.....And working with the local community through the creation of the Community Land Trust





What has been achieved.....



- 98 one and two bedroom flats complete or under construction
- 63 two and three bedroom houses complete or under construction
- 131 units under construction, in the pipeline and more being considered
- As well as holding 21 historic shared ownership units





45 of the new units have been sold
as shared ownership

Average % of share purchase = 64 %

With 72% of residents coming from
Cherwell





Wider benefits include.....



- Supply chain development
- Creating jobs, delivering training, promoting volunteering & apprenticeships
- Empowering individuals and communities
- Creating a new delivery vehicle for ownership and management
- Harnessing skills of residents individually and collectively





Collectively we.....



- Captured the attention of the local media
- Secured investment from HCA, LEP and CLG and the private sector
- Recycled the funds and secured a better return
- Made the most of the powers and influence we have
- Innovative in scale
- Innovative in model:
 - Cross-tenure
 - Cross-subsidy
 - District-wide
- Recognition nationally





What is next.....



- Establish a registered company to hold the stock and manage it in a efficient way to meet local demands and the aspirations of tenants
- Develop a design strategy that brings uniformity and excellence in the delivery to meet with the commercial constraints
- Develop a consultation process with the local community through regular meetings to help steer the developments
- Continue to develop our portfolio in an innovative way, utilising brown field sites and street properties



So far.....



- There is a Board of Directors
- The company is set up as a Community Benefits Society with the FCA and named.....

CHERWELL COMMUNITY BUILD

- The company is wholly supported but independent from the Council
- A full business review is nearing completion
- Appropriate professional support from lawyers and accountants is being secured
- Negotiations have started with the HCA to consider our registered provider status



Also.....



- We will have a logo and corporate image
- We will develop a suitable web site which will also link to the property management needs of tenants
- We are seeking involvement from the tenants and wider community and will establish a community forum to help guide and review the companies development