



OUR SERVICES: DEVELOPMENT AND REGENERATION



A PARTNER OF CHOICE

With demand for good quality affordable housing soaring across much of the group's operational area, LHA-ASRA is in an ideal position to contribute to the provision of homes which meet the needs of current and future generations.

A proven track record of delivery in both development and regeneration, investment partner status with the Housing Corporation, volume procurement capacity, and a high calibre in-house team, make us the partner of choice.

EXPERIENCE YOU CAN RELY ON

With around 50 years' collective experience, we can deploy traditional and innovative construction techniques (including off-site and modular) to handle just about any project, large or small.

We offer a range of effective and sustainable solutions including:

- Affordable housing for rent
- Section 106 agreements
- Shared ownership homes
- Properties for market rent and sub-market rent
- Homes for outright sale
- Supported and special needs housing
- Residential and day care
- Health and hospital accommodation
- Short-term accommodation (for clients including students and refugees)
- Mixed use, mixed tenure and high density schemes
- Stock transfers
- Repairs and maintenance services
- Non-housing facilities (including nurseries, play areas, community facilities)
- Sensitive rehabilitation of heritage sites/buildings
- Site-based job/training initiatives
- Accommodation designed for people with care/support needs

MAXIMISING BENEFITS

Partnering, quality monitoring, resident involvement and high standards of design are key characteristics of the team's ethos. We're committed to maximising the benefits of working with LHA-ASRA for our project partners, and to meeting the wider needs of communities where we work.

The design of our homes contributes to a sense of place, improving the quality of life and well-being of local people. As well as ensuring aesthetic appeal, we 'design in' opportunities to achieve cost in use savings for residents and partners - and build in flexibility, allowing the option of adaptation in the future should needs change.

Wherever possible, we strive to add real value to our work through inward investment and the creation of significant job and training opportunities for local people. And we're careful to minimise the impact of our work on the environment, through the selection of appropriate design, construction and management techniques.

From feasibility to funding, design to procurement, implementation to handover, we'll ensure every stage of the project progresses to completion efficiently and cost-effectively.

Examples include:

- Key worker accommodation: 300 bed spaces for students/doctors, King's Mill Hospital, Sutton-in-Ashfield (and similar projects in London)
- Remodelling of housing in a former pit village: Whaley Thorns & Langwith
- Highpoint: £6m residential conference venue, Leicester
- Braunstone 'six streets': £10m housing/neighbourhood renewal following stock transfer, Leicester
- Newlife Apartments: £9m refurbishment of tower blocks following stock transfer, Northampton
- Re-development of former shoe factory as affordable apartments: Wellingborough
- £6m Braunstone Health & Social Care Centre
- Leading the creation of sustainable urban village: Grand Union Village, Ealing
- Development of 21st century care village: Sunningdale Court, Ealing
- Regeneration of derelict garage/pub site, Newham via innovative company purchase

- Mixed use s.106 redevelopment of former TA centre, Hounslow
- Integration of affordable housing, Wembley Stadium development
- Residential home (offering culturally sensitive services) for Asian elders, London

BETTER BY DESIGN

We set a high premium on intelligent design which is pleasing to the eye and adds social value.

Working with planners, funding partners and residents, we create award-winning living space which contributes positively to community identity, fosters neighbourhood ownership and promotes sustainability.

Our design brief is consistent with the best practice recommendations of CABE, marrying design excellence with value for money and environmental sustainability. Tenants are involved in our panel of Design Champions.

Our paramount objective is to build balanced communities where new (and newly refurbished) homes are integrated into their surroundings, and provide fully for tenants' present and future needs.

New homes are designed to be highly energy efficient, with double-glazing, integral thermal insulation, state-of-the-art heating systems to reduce running costs and greenhouse gas emissions, and low water use fittings.

MAKING INVESTMENT WORK HARDER

Because we're experienced in developing homes without grant subsidy, we're able to offer access to a broad spectrum of non-traditional funding options, drawing in additional investment - and making conventional funding stretch further than you might expect.

Furthermore, we expect to be able to generate significant efficiencies by reducing the numbers of professionals involved and expanding our partnering arrangements, to reduce the unit cost of production - and achieve better quality.

Standard specifications, a co-ordinated approach to Modern Methods of Construction, volume purchasing of common components, use of a common pool of preferred partners, and sharing of expertise and resources, all add up to a better, more efficient service for our partners.

And the expertise of our partner social enterprise group, TREES (in particular its track record in construction and property-related activity - see p12) means we are uniquely placed to maximise the social return on our investment through local job and training creation, local investment, and community engagement.

WORKING WITH YOU

Our client list includes local authorities, Primary Care Trusts, regeneration agencies, charities, care and support agencies, house-builders, private developers, landowners, leasehold companies, and mainstream and BME housing associations.

So if you:

- have a site with an affordable housing requirement
 - have land to sell or a building to convert
 - know of a site with potential for redevelopment or
 - need an efficient property repairs/maintenance service
- then please get in touch.

FIND OUT MORE

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