

**Cambridge Symposium 12th
July 2022**

**Noel Sharpe – Deputy Group
CEO Bolton at Home**

**Growth and renewal
for urban and rural
housing**

**Bolton
at Home**

Other Stock Locations:

- **Swinton**
R-haus: 15
- **Doncaser**
R-haus: 61

• **Fylde**
Arcon: 9

• **Burnley**
R-haus: 6

• **Darwen**
R-haus: 8

• **Rochdale**
Arcon: 180

• **West Lancs**
BH: 45

• **Bolton**
BH: 18,000+
Arcon: 10
R-haus: 28

• **Bury**
Arcon: 56
R-haus: 1

• **Oldham**
Arcon: 25

• **Wigan**
BH: 67

• **Salford**
Arcon: 87
R-haus: 8

• **Tameside**
Arcon: 88

• **Liverpool**
R-haus: 28

• **Manchester**
Arcon: 570

• **High Peak**
Arcon: 24

• **Trafford**
Arcon: 56

• **Stockport**
Arcon: 42

• **Cheshire West and Chester**
Arcon: 6

• **Cheshire East**
Arcon: 66

BH Group – location of properties

Bolton at Home - an urban perspective



Medium sized LSVT
circa 18500 homes
in and around Bolton
and Greater
Manchester



boltonathome.org.uk



2022 is the first year
we have built more
homes than we have
lost through RTB



- Significant Community Investment activity – UCAN Centres/ CDOs
- The group has 4 commercial subsidiaries
- New RP group member – Arcon 2019



Our challenge

- Urban stock largely in one low value housing market geography
- House prices in Bolton dropped by 17.4per cent in the Global Financial Crisis, the biggest drop in house prices over 16 months ever recorded in the UK
- Struggle to make low cost home ownership models stack up
- Bolton has a low value, low wage, low skill economic base
- Once a proud, manufacturing town it has struggled to find it's new place
- Large numbers of aging pre- and immediate post war homes requiring significant on-going investment



Our challenge

- Increasing needs of our customer base :
 - 30% of our allocations are to high needs/ complex cases
 - Aprox. no. of bids for a three bed home has risen from 200 to 600
 - No. of customers receiving debt and money advice has tripled to over 3000

- DA cases have more than doubled from pre-pandemic levels to a current caseload of 500
- Safeguarding referrals have tripled during the same period to over 900
- Supported housing reconfiguration

£10,702,696 is the total amount of money saved or gained by customers through our money advice service between April 2021 and March 2022.

This many pound coins laid in a line would stretch 155 miles, from Bolton to Bath.

You too could get a new view of your finances and join hundreds of households already saving and gaining.

Phone us on 01204 328000.

Bolton
at Home

Challenging operating environment

- **Climate change**
- **2024** GMHP target: 40% homes fitted with renewable energy technology
- **2025** GMHP target: EPC band C with net zero emissions from stock*
- **2025** Government: no new build with gas heating
- **2028** GMHP target: All new build to be net zero carbon.
- **2030** BMBC Climate Emergency commitment: activities net carbon zero*
- **2038** GMHP target: all operations carbon neutral
- **2038** GM: net zero carbon
- **2050** UK government: net zero greenhouse gas emissions
- Living with Covid and the resulting widening and deepening inequality concerns
- Cost of living crisis
- Economic volatility, cost/price inflation, tax rises
- Political agenda with shifting policy, levelling up, another housing minister/ prime minister.....
- Extension of RTB
- Greater Manchester and the Devolution white paper
- For profit providers
- Land availability and the current approach in relation to grant for brownfield sites

*GMHP –Greater Manchester Housing Provider Group

*BMBC – Bolton Metropolitan Council

boltonathome.org.uk



The positives

- Place based anchor organisation
- Able to offer and deliver, in partnership with our customers, a huge variety of community engagement development activities
- Part of a strong regional and strategic housing provider partnership
- A development programme for a further 1,000 homes to be built over the next three years



The opportunities



Greenworks



Site Wide Alterations Phase 1

- 1. Repair and make good existing barrier
- 2. CCTV to be mounted on lighting columns
- 3. LED lighting columns
- 4. Water bike space provision
- 5. Bike shed with electrical charging points and accessible from cycle lane
- 6. Cycle lane routes
- 7. Proposed location of recycling bins for public use
- 8. Proposed location of full recycling bins for units
- 9. Electric Charging Points under a water canopy within the car park - for arrival/leave demand and for Greenworks - with disabled and parent and children provision
- 10. Water harvesting for units - linked to irrigation system
- 11. Proposed location of existing shelter - existing canopy adjacent to bike shelter
- 12. Directory Signage for retail park
- 13. Additional Road Signage
- 14. Proposed locations of Composter
- 15. Proposed locations of beer source pumps
- 16. Addition of London plane trees along vegetation line
- 17. No impact on proposed area of Phase 2 (existing hard to re-do work in the future)
- 18. Change to Landscaping around feature entrance
- 19. Make good existing fencing along south western perimeter and barrier to service yard
- 20. Signage to warn role of water
- 21. Disabled and Parent and Children Parking provision



Greenworks DAY



Questions and answers

The logo for Bolton at Home is located in the bottom left corner. It consists of the words "Bolton" and "at Home" stacked vertically. "Bolton" is in a bold, black, sans-serif font. "at Home" is in a smaller, orange, sans-serif font, with the "at" in lowercase and "Home" in title case. The logo is partially enclosed by a white circular shape on the left and a pink dotted circular shape on the right.

Bolton
at **Home**