

Housing Association Updates to Economic Growth Scrutiny Panel, 1 March 2018

Riverside

Beverley Rise, Harraby

We are looking forward to making a start on this site in the next few months. We are working closely with Carlisle College to enable both students and staff to benefit from being involved in a real life build project. To date representatives from the College have attended project meetings, and attended the public consultation event. The real benefits will be realised once we are able to get this scheme to site when students will work with our main contractor and sub-contractors, attending key design and planning meetings, visiting site, workshops and assembly lines, benefiting from mentoring and using the construction site as an outside classroom to support their learning and development.

Recent and pipeline Section 106 schemes in Carlisle (e.g. Persimmon sites)

Riverside enjoys a strong partnership with many of the volume housebuilders including those who are building in Carlisle – Story Homes, Persimmon, Taylor Wimpey etc. We continue to work in partnership with these organisations to secure additional affordable units as the opportunities arise. We are currently delivering units on both Windsor Way and Carleton Farm with Persimmon.

Development opportunities in Carlisle / Homes England funding etc.

We have a strong commitment to building additional affordable houses in the City and will continue to work with partners to identify suitable and deliverable opportunities. In addition to sites for affordable rent we are also seeking sites on which to build homes for shared ownership. We look forward to working with Carlisle City Council to help deliver its ambitious growth objectives. We will continue to seek funding from Homes England to deliver our new build programme.

Impact merger – Helen Smith from Impact will be attending the meeting and will give the committee a verbal update (note: unfortunately Helen Smith also had to give late apologies due to the adverse weather conditions).

(Julie Gray, Head of Development, Riverside)

Impact

Riverside and Impact Merger

Impact & Riverside have started talks with a view to Impact joining the Riverside Group as a subsidiary later in the year.

Our priorities are to work together to safeguard services, invest in homes and build much needed homes in Cumbria.

We are in detailed negotiations and carrying out the due diligence process.

We will be consulting with Impact tenants before seeking the support of Impact shareholders and funders.

We will be able to give more detail on our joint plans once the current period of negotiation and consultation is completed.

We expect to start consultation with Impact customers in April, with completion of the partnership in the Summer.

The intention is that Impact will retain its brand for at least 2 years following the partnership and will be working with Riverside to identify opportunities in Carlisle, relevant to the need/demand at the time and linked with CCC's strategic approach.

Impact's own housing strategy is under review at this time and we will develop a new one in the Summer.

Old Brewery Residences Site

We are aware of the importance of the Brewery site and we will work with Riverside and the City Council to find a solution to the site, which will include reviewing the plans that have been approved.

(Helen Smith: Estates and Data Management Officer, Impact)