



Improving Accessibility

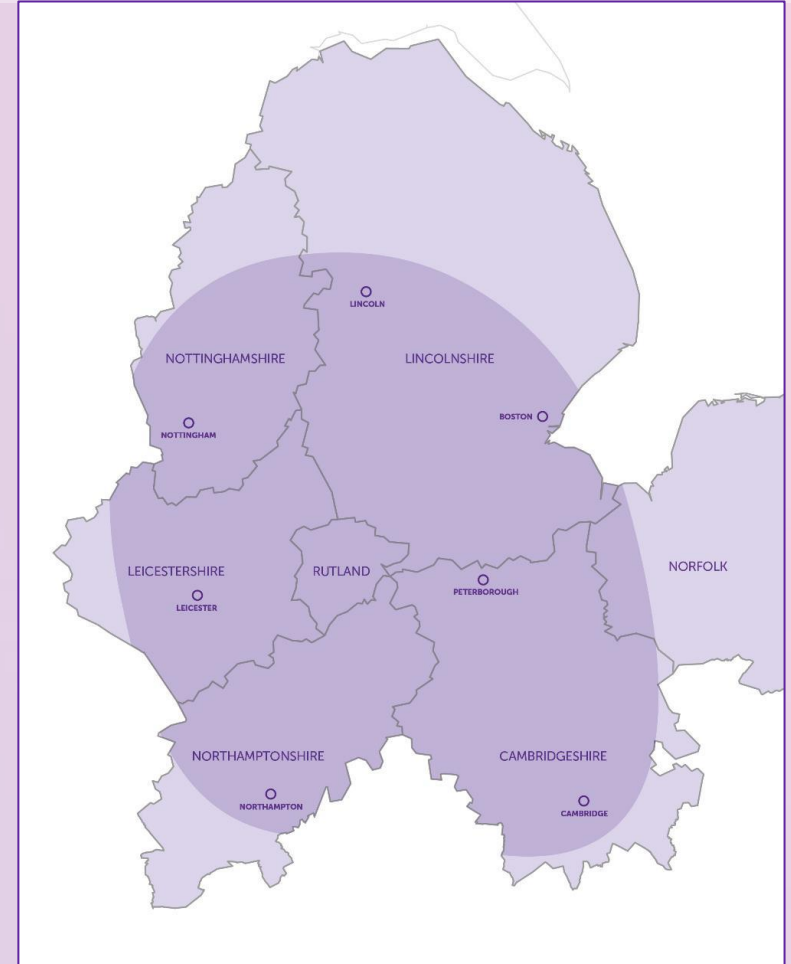
Helping Residents Live Longer & Live Well
(in their own home)

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Longhurst Group

- › 24,000 homes
- › 10% older person / supported / care
- › Manage 'for profit' RP stock
- › 750 homes p.a. development programme
 - › General needs rent
 - › Sale
 - › Extra care
 - › Asset maximisation



Corporate Plan & Development Strategy



Two Pillars:

- › Health & Wellbeing
- › Economic Resilience

Development Strategy alignment:

- › Well designed, functional, affordable & accessible
- › Supply chain leverage
- › Building for Life 12
- › Standard house types including M4(2) & M4(3)
- › Customer feedback: units & developments
- › Min space standard of 85% NDSS
- › Actively support larger more accessible homes
- › Housing and Care & Support requirements met

Eye Green, Peterborough

- › Tenure blind
- › 2 homes fully wheelchair accessible
- › Integration of Invisible Creations
- › 67 Homes:
 - › 19 x affordable rent
 - › 17 rent to Homebuy
 - › 17 shared ownership
 - › 14 outright sale



Humberston, Grimsby

- › 400 home development
- › Retirement, care, general needs
- › Rent, shared ownership & sale
- › 10 phases:
 - › 1,3,4,6 = 135 family homes
 - › 2,5 = 61 retirement & hub
 - › 7 = 72 bed care home
 - › 8,9,10 = 179 family & retirement



Lessons Learned

What can we do more of:

- › Early dialogue with local authority
- › Local lettings policy
- › Improve accessibility (Harrys Pledge)
- › Invisible Creations
- › Listen to customers: house type & scheme layout
- › New build easy (relatively), Asset Maximisation (next challenge)

