



Connexus
People > Places > Partnerships



Delivering New Build Homes at Connexus



Who are we and what do we do?

- We are a Housing Association and a not for profit organisation
- We were formed from the merger of Herefordshire Housing & Shropshire Housing Group
- We spend any surplus we generate on improving our existing homes and building new homes
- We employ around 600 people across Herefordshire and Shropshire

Our new build programme.....

350 homes on site

Located across 16 sites in:
Withington, Hereford City,
Baschurch, Bishops Castle,
Bomere Heath, Burghill,
Condover, Ford, Oswestry
and Shrewsbury.

Forecasting:

- **179 completions** in 19/20
- **307 completions** due in 20/21
- **396 completions** due in 21/22

Profit for purpose.....

- We build a small number of homes for outright sale
- We use the surplus generated to fund more new affordable homes



What do we build?

Tenures:

- Affordable rent
(capped at 80% of market rent)
- Social rent
- Shared Ownership
- Rent to Buy

Types

- Houses
- Apartments
- Bungalows
- Sizes to reflect local needs

How do we build?

In house team of Project Managers

Land led schemes

- Purchase the land
- Submit the planning application
- Appoint a contractor to build the scheme

S106 schemes

- 'Off the shelf purchases' from developers

Package deals

- Builder comes to us with a site

How do we fund our schemes?

- Private loan finance 75%
- Rental income over 35 years to repay loan
- 25% grant from Homes England
- Income from disposals
- Occasional grant funding from local authorities
- Recycled grant from shared ownership staircasing

The Development Team are self funding, we include a fee within our development scheme appraisals.

How can we help you?

- Identify sites
- Project manage schemes (how will we cover costs if no long term interest?)
- Bid for grant funding (delivery is key or our ability to secure grant is impacted)
- Access to procurement frameworks for contractors
- Guidance on good project governance
- Raise profile of affordable housing

Questions?