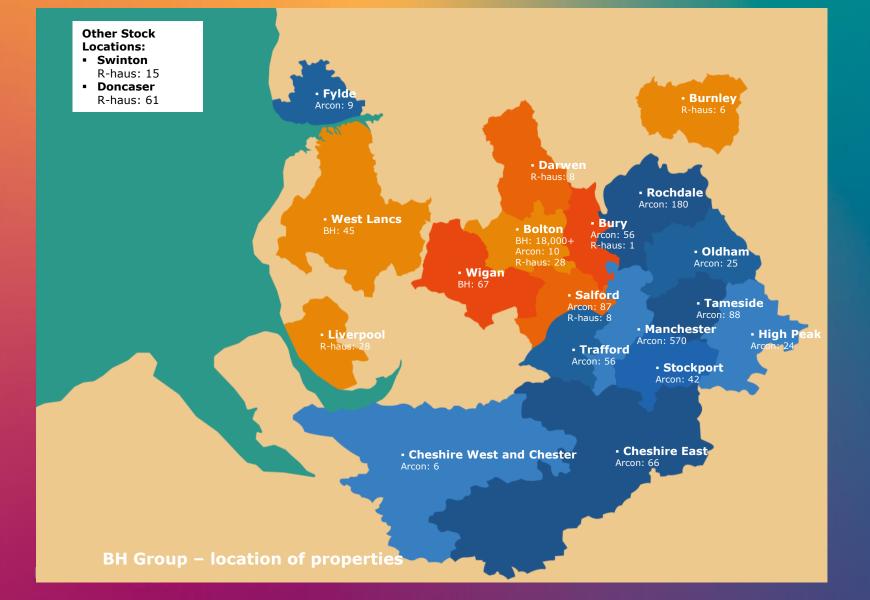
Cambridge Symposium 12th July 2022

Noel Sharpe – Deputy Group CEO Bolton at Home



Bolton at **Home**



Bolton at Home - an urban perspective





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



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 prepandemic levels to a current caseload of 500
- ➤ Safeguarding referrals have tripled during the same period to over 900
- ➤ Supported housing reconfiguration



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

boltonathome.org.uk



^{*}GMHP -Greater Manchester Housing Provider Group

^{*}BMBC - Bolton Metropolitan Council

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

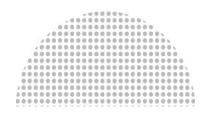






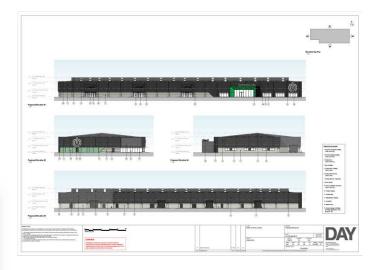
The opportunities

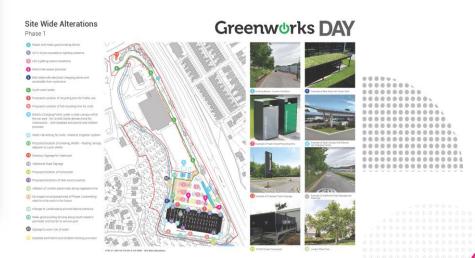




Greenworks







Greenworks

- 3 key opportunities and drivers for this proposal.
- Carbon reduction/retrofit training, up-skilling and employment
- **Green business** start up's, business development and green support.
- **Food Hub** sustainability food offer now and into the longer term

























Questions and answers

