

**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](http://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



# 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. Prepare and make good existing barrier
- 2. CCTV to be mounted on lighting columns
- 3. LED lighting column locations
- 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 - related to irrigation system
- 11. Proposed location of existing shelter - seating canopy adjacent to cycle shelter
- 12. Directory signage for retail park
- 13. Additional Road Signage
- 14. Proposed location 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) need 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 side.

**Bolton**  
at **Home**