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Why Build?

- Political Priority
- Tenant Priority
- Staff Aspiration
- Affordable housing shortfall
- Available land

Finances

- £9 m headroom
- £12 m business plan
- £1.5 m reserves
- £561k LPSA 2 Grant
- £800k HCA Grant (hopefully!)

Our Approach

- Lack of in-house experience
 - Abundance of in-house technical knowledge
 - Confidence
 - Advice from others
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- Development Partner

Key Lessons

- Frameworks
- Specification
- IP Status & HCA Grant
- Unit costs
- Developers Agent
- Architect
- Have confidence to question

There's nothing like stating the obvious.....

- Rights of access
- Land ownership
- Planning re-submissions
- Staff resources

The future

- Long term Development Strategy
- GF & HRA new build
- Flying solo
- Frameworks

And finally.....

