A new era of development
Unquestionably, social housing has entered a new era, especially in relation to the provision of new homes.

Lenders need more convincing to release funds and we have to do more with less.

The culmination of so many national policy changes and general market uncertainty means it is crucial organisations work together more closely than ever before.

Once again it reinforces the importance of the JV North consortium.

Created in 2007 by seven stock transfer organisations operating as shareholders, JV North is a not for profit company that has already built over 630 new homes.

The company does not employ staff directly, instead our members contributed a sum to finance the initial start-up costs and uses its resources and contacts wherever needed.

This approach has been a resounding success and I’m delighted and very proud to say, members are on site across the North West building 905 more, spending £104.3 million in the process.

This is a significant achievement.

And while our members continue at pace investing millions of pounds of their own money, we have also optimised funding from the Homes and Communities Agency, receiving a £20m Affordable Rent grant.

The new homes will be offered at affordable rents and on a shared ownership and shared equity basis.

Sustainability is a central part of our development programme - it is imperative residents can afford to stay warm in their homes.

This has been possible thanks to the JV North procurement framework and the economies of scale we command, ensuring we obtain best value for money that can be passed on to residents through the quality of our homes.

This ethos, commitment and proven track record of delivering high quality, modern homes and communities is clear evidence of JV North’s progress; something I am sure will continue to grow as we work together over the coming years.
AKSA Homes

IN FOCUS: BUCKLEY STREET
Six modern, sustainable homes carefully designed with period features to reflect the historical surroundings of a local conservation area have been elegantly built by Aksa Homes in the Uppermill area of Oldham.

The £1m development funded by Aksa Homes’ parent company, New Charter Housing Trust Group, Oldham Council and the HCA sees the three-bed stone terraces providing quality accommodation for families at affordable rent prices.

The build quality is reflected in features such as the chimneys and lead detail and while maintaining a sympathetic appearance to complement the heritage of the immediate community, each property is highly energy efficient to significantly reduce tenants’ fuel bills.

The homes also have generous outdoor spaces with driveways and gardens for families to enjoy.

COMMUNITY NEEDS CARED FOR
Developing in a conservation area presents different challenges so the appearance of the homes was very important to us and we’ve worked closely with the council and the community to make sure they are right for the area.

Understandably, quality homes like this are in high demand so it is particularly pleasing they will provide affordable accommodation to families that have links to the surrounding communities.

‘This is another perfect example of the importance of JV North as funding sourced via the HCA helped finance the project.’

Sean Stafford, Director of Development.

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Eastlands Homes

IN FOCUS: COPTHORNE CRESCENT
Eastlands Homes developed two highly energy efficient adapted bungalows in 2011 through the JV North consortium.

Built in Rusholme, East Manchester, green measures were at the heart of the architects’ design and was built to Level 5 of the Code for Sustainable Homes, which is above current best practice that is presently Code 3.

The two-bed bungalows incorporated solar thermal / PV, a heat recovery system, triple glazed A-rated windows and a significantly enhanced building fabric that is noticeably reducing customer’s energy bills.

The scheme also met DFA2 (enhanced space) standards and improved accessibility.

On completion the properties were immediately let to existing customers with mobility issues that would benefit from the bungalow layout, helping to address housing needs in the east Manchester area.

A NEW STANDARD
The Copthorne Crescent development is an exemplar project of the effectiveness of utilising low carbon technologies.

We researched, tested and then carefully selected the most appropriate measures to help us achieve Level 5 of the Code for Sustainable Homes.

This is a great achievement and one from which tenants will reap the rewards through low fuel bills and more efficient homes.

David Williams, Deputy Chief Executive and Director of Property Services.

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IN FOCUS: RATCLIFFE PARK

At a cost of £12 million, Helena Partnerships’ flagship Ratcliffe Park scheme in Rainhill is one of the largest carried out via the JV North procurement framework.

A large-scale demolition of 1960s maisonettes preceded the building of 147 homes, of which 49 are shared ownership and 86 are for affordable rent (80% of private market rates).

The mixture of properties sees 33 three-bed houses, 49 two-bed houses and 53 two-bed apartments that have transformed the area into a lively and rejuvenated community.

The scheme is built to Life Time Homes, Building for Life, Secured by Design and the Code for Sustainable Homes standards, underlining its quality credentials.

Tenant involvement was at the heart of the entire regeneration project and included the creation of a focus group.

Resident representatives helped to choose the architect and construction partner, as well as attend design team meetings and field trips to see examples of good practice.

Key objectives of the scheme were to raise standards, introduce innovation in design and provide local employment opportunities.

COMMUNITY LED REJUVENATION

This is a flagship development for us in a prime location and by offering properties on a shared ownership basis we are giving people a helping hand onto the property ladder.

We worked very closely with tenants, local residents and partners to make sure we created a positive and sustainable community to meet local needs.

The project was procured through the JV North development framework which played a crucial role given the scale of the cost and work involved.

Rob Young, Chief Executive.

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FACTFILE

IN FOCUS: BARLOW STREET
Liverpool Mutual Homes’ £2.1 million scheme to build 18 modern living town houses will halve tenants’ annual fuel bills and introduce them to a new standard of living such is the quality of the finish.

The new properties will achieve Level Four of the Code for Sustainable Homes cutting carbon emissions by nearly two thirds. Six, three-storey, three-bed homes and 12, two-storey, two-bed homes will be built to rejuvenate one of Liverpool’s main gateways, creating a tremendous impression for residents and visitors alike.

A mixture of modern and traditional materials are being used to create a contemporary feel while remaining in keeping with the surroundings.

Homes include a common palette of colours and features including parapets, deep reveals, generous windows and Juliet balconies.

Ground floor living rooms will open onto rear gardens with a combination of patio doors and windows.

Executive-standard bathrooms will see Grohe taps, showers and baths and Porcelanosa tiles, while kitchens by Manhattan will be fitted.

WORKING IN PARTNERSHIP
We are a relatively new JV North member but its proven track-record in delivering high quality social housing meant we were keen to join.

We have appointed a contractor from the JV North framework to develop our Barlow Street scheme, which is a vitally important development for north Liverpool.

It will make a huge difference to local people’s everyday lives and will also be seen by millions of tourists who use the route to visit major attractions like the football stadiums, the Docks and Aintree Racecourse every year.

Steve Coffey, Chief Executive

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Facebook Liverpool Mutual Homes
IN FOCUS: BEATRIX HOUSE

New Charter Homes entered new territory with its Beatrix House, Dukinfield, Tameside development due to the level of specialist support provided in the extra-care scheme. The £3.5m project – named after the author Beatrix Potter who has family connections with the area – provides 31 self-contained apartments and was built to encourage over 55s and people with dementia to live independently.

It features walk-in showers, assisted bathing facilities, lifts on all floors and the latest care technology.

Residents can also enjoy private lounges, games and activity rooms, a launderette, an electric scooter store and a hair salon.

The Brookdale development in Ashton has seen 31 families handed the keys to 22 large three and four bedroom homes; eight, two-bed apartments; and a one-bed apartment.

The modern properties feature energy efficient lighting and heating, insulation and photovoltaic panels.

Homes have been thoughtfully designed to meet the changing needs of tenants over time. Downstairs WCs can be converted into wet rooms and there is provision for mobility lifts to be fitted.

LANDMARK DEVELOPMENTS

Beatrix House is a landmark development for us because we’ve never built a scheme that offers residents such specialist support before.

Residents have given us some great feedback about how they are making a positive difference to their lives.

Brookdale is the first and largest of our affordable rent developments to be completed and it is providing much needed family homes for local people.

All the homes are very generous in size and energy efficient technology will crucially address fuel poverty among tenants.

Sean Stafford, Director of Development

CONTACT

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New Charter Homes
IN FOCUS: NEW FOXFIELD
The New Foxfield development of 68 units in Newall Green, Wythenshawe is Parkway Green’s biggest building project to date. The HCA grant funded scheme comprises of 2 four bed houses, 23 three bed houses, 19 two bed houses, 8 two bed bungalows and 16 two bedroom apartments with a mix of unit types and target groups. The homes are mainly for existing customers looking to downsize as well as family sized accommodation. Funding has been granted from the Government’s Affordable Housing Programme and will be delivered through the JV North partnership.

Building the homes will take one year with phase 1 completed in April 2013 and final completion in September 2013. The site was previously the location of Parkway Green’s system built homes known as ‘Orlits’ that were demolished back in 2010. As part of Parkway Green’s commitment to providing extensive benefits in its communities, a wide range of job and training opportunities for local people were created through the new housing development. These included jobs on site, training placements and careers events with local schools.

A LASTING LEGACY
We want to leave a lasting legacy in our communities and this development delivered via JV North will provide more affordable social housing and really improve Wythenshawe. There is a shortage of affordable social housing across the area. Every week people contact me desperate to move into a home they can call their own.

Our first bungalow development, Brooklands Gardens, freed family homes by targeting under occupiers across Wythenshawe to support the release of family homes. New Foxfield and Brooklands Gardens are schemes addressing a genuine demand and will bring hope to many local families.

Nigel Wilson, Chief Executive.

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From 1st April 2013, Parkway Green Housing Trust and Willow Park Housing Trust will become part of the Wythenshawe Community Housing Group.
IN FOCUS: NEWHAVEN
Trafford Housing Trust’s £4.3 million Newhaven scheme in Timperley is an exemplar extra care project catering for over 55s with needs to help them live independently for as long as possible.

Newhaven includes 20 homes for affordable rent and 18 for shared ownership and was delivered in partnership with Trafford Metropolitan Borough Council.

Under the shared ownership scheme, residents can purchase either 50% or 75% of the property, with Trafford Housing Trust retaining the remaining stake.

Facilities at the state-of-the-art scheme include: a restaurant, residents’ lounge, a hairdressing salon, and assisted bathing facilities.

A wellbeing room is used for activities ranging from memory clinics to aromatherapy and are also used by the borough’s primary care trust.

There is a court manager on weekday duty and a care team on-site 24/7 providing a high level of extra care.

Two of the flats are being rented by NHS Trafford to be used for intermediate care for people recovering from hospital treatment.

A NEW FIRST FOR TRAFFORD HOUSING TRUST
The Newhaven extra care scheme is the Trust’s first and provides more than conventional sheltered housing, offering a tailored package of facilities and support to meet individual needs.

We are incredibly proud of the project and we thank our partners in helping us achieve our vision.

It is a remarkable achievement to have delivered this state-of-the-art scheme during the current difficult economic climate and it was made possible in no small part to our membership of JV North which shows what can be achieved working in partnership.

David Barrow, Commercial Director.

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IN FOCUS: FOUR NEW SITES
Weaver Vale Housing Trust is proposing to build 21 new homes on four former garage sites in Cheshire using the JV North framework.

The homes are being built with the forthcoming Welfare Reform changes in mind, providing tenants with alternative, affordable accommodation in their communities.

The four development sites will see a mixture of property types constructed which maximise the size of the sites but also enhance the neighbourhood.

Six houses will be built in Winnington, Northwich, seven bungalows in Weaverham and eight flats in Greville and Kingsway in Winsford.

A portion of the homes will be prioritised for people employed or enrolled in training and education programmes and current tenants who wish to downsize or move to housing which better suits their needs.

The development will provide training opportunities for local people and will be let through Trust HomeChoice, the common allocations system.

The schemes follow on from the Trust’s multi-award winning development at St Lukes, Frodsham that saw 65 homes built for rent and private sale.

MEETING PEOPLE’S NEEDS
Social housing is entering a new phase and the forthcoming introduction of the bedroom tax and other Welfare Reform changes means there is a greater need than ever to be able to offer alternative accommodation to more people.

This is why we are using experts from the JV North framework to help us build homes, bungalows and flats – all of an incredibly high standard – to provide as many options as possible for our residents.

‘Existing tenants will benefit enormously from the developments and we continue to invest in our communities to provide a better quality of life for customers.’

Steve Jennings, Chief Executive.

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IN FOCUS: HOLLYVIEW
Willow Park Housing Trust used contractors and consultants from the JV North framework for its Hollyview scheme to build 29 new, energy efficient homes that will offer tenants the opportunity to enjoy contemporary living.

The make-up of properties at Hollyview is split with 14 apartments for rent and 15 houses for shared ownership.

Shared ownership properties will feature private off-road parking, turfed front and rear gardens and French doors accessing patios. Internally, bathrooms have been fitted with white suites, contemporary wall tiles, high quality vinyl flooring and glass shower screens.

Kitchens have cookers with an integrated oven, hob and extractor, up-stands to worktops, under pelmet lighting, high quality vinyl flooring and a dishwasher or dryer space. Internal doors with white panels are offset with chrome handles and carpets are fitted to the lounge, hall, stairs and bedrooms.

Built to Code for Sustainable Homes Level 3 standard, properties have highly-insulated walls, floors and roofs with whole-house efficiency to reduce carbon emissions and create more energy-efficient, sustainable living.

CONTEMPORARY LIVING
Hollyview will create more opportunities for local people to live in high quality, sustainable and affordable housing; a key priority for us.

The scheme has beautifully designed kitchens, bathrooms and many eco-friendly features and will also boast Secured by Design Accreditation – a Police initiative supporting the principles of ‘designing out crime’.

Crucially, the shared ownership scheme offers first time buyers and other eligible people who have an affordable income the chance to buy a home of their own and get a foot on the housing ladder.

Joe Doherty, Chief Executive.

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From 1st April 2013, Parkway Green Housing Trust and Willow Park Housing Trust will become part of the Wythenshawe Community Housing Group.
www.jvnorth.co.uk

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