

Midland Heart's contribution to the supply of social housing in Coventry

January 2018



Introduction to Midland Heart

Midland Heart is a leading housing organisation, delivering homes and services across the Midlands that enable people to live independently. We own and manage 33,000 homes and are dedicated to providing decent, affordable homes combined with excellent services to over 70,000 customers. We deliver support services for homeless people and older people, anchored within our accommodation. Founded in 1925 we are a trusted not for profit organisation whose social purpose drives us to invest in our customers and homes.

We have an ambitious development programme, driven by our commitment to invest our entire operating surplus into new homes. In the last 12 months, we have invested £100m in development activity, with two developments being recognised in national awards.

Over the last five years, we have developed over 2,000 new homes and we now expect to build 500 homes a year for the next five years. This will include our first Retirement Living development to pilot new housing options for older people.

We primarily build homes that are affordable to rent. We have an aspiration to be in the top 20 housing associations nationally for these types of homes and see this as critical to our corporate strategy and core purpose. In 2016/17, when 52% of the sector's development output was for Social and Affordable Rent, Midland Heart achieved 68%. We are on track to maintain a similar proportion of homes in the Affordable and Social Rent category this year.

Our profile in Coventry

Midland Heart has a large, diverse and growing profile of social housing in Coventry. We will soon have over 4,000 homes in the city, making it our second largest local authority after Birmingham. Our supported accommodation in Coventry includes our flagship scheme the Coventry Foyer, where we offer support to homeless young people and our extra care scheme at Bevan Court where we support older people with a range of care needs to continue to live independently.

We have a strong commitment to providing much-needed affordable homes in Coventry. The city features prominently in our current development programme with 2017/18 set to be a particularly significant year.

Current stock profile in Coventry

Tenure	Number of homes
Social Rent	2,345
Affordable Rent	344
Specialist homes for older people	500
Supported housing including homeless provision	251
Care home	30
Shared ownership	274
Private rented sector	3
Leased	169
Total	3,916

(This data is taken from our 2017 Statistical Data Return (SDR))

Development programme

Over the last ten years, we have developed 350 new homes in Coventryⁱ. This includes 257 homes for Social and Affordable Rent and 93 homes for Shared Ownership or other affordable home ownership tenures.

Our 2017/18 programme is particularly significant for Coventry with 137 homes due for completion. This includes 92 homes for Affordable Rent and 45 homes for Shared Ownership. The programme is made up of the following sites:

Lockhurst Lane

We are developing 79 homes in partnership with Westleigh. The £10 million project is part funded through grant and will see 43 homes developed for Affordable Rent and 36 homes for Shared Ownership. A further five homes are due to be completed on the site by 2018/19.

Shilton Lane

We are developing 18 homes in partnership with Persimmon on Shilton Lane. The £1.7m project will see all 18 homes developed for Affordable Rent. A total of five homes have already been handed over.

Torrington Avenue

In May 2017, we completed a 36 home development in partnership with Thomas Vale. The £3.8m development includes a mixture of Affordable Rent and Shared Ownership homes.

The site includes a street named after William Lewis MBE, a local stalwart who supported individuals with learning disabilities throughout his life.

Foleshill Road

In February 2017, we completed four new Affordable Rent homes on land behind existing Midland Heart properties. The contractor was Central Site Accommodation and the scheme was a small pilot for modular build properties. The modules were built in a factory in Nuneaton and craned on to site.

Future aspirations

Midland Heart has a stated ambition to develop 500 homes a year and Coventry remains a priority development area in our 2017-2022 Housing Delivery Strategy. We are currently actively pursuing a number of opportunities within the city. We have also met with a number of council officers to discuss our ambitions and the future contribution we hope to make.

ⁱ This includes our 2017/18 programme of which some are due for completion in 2018.