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#Coproduction
#CommunityLedDevelopment

Website: www.wittonlodge.org.uk
Community Led Development

Afzal Hussain
Witton Lodge Community Association
Context...all change

- Uneven economic growth. Public sector funding cuts
- Constrained funding environment - payment by results and investment funding ‘read loans’
- Disproportionate impact on marginalized individuals, groups and communities
- Unprecedented change in the policy landscape
- General election
The Big Rethink

- Government seeking to recast relationship between citizen and state by devolving power - localism
- Future services need to prevent rather than respond to problems
- “Radical” innovation that puts citizens and users in control and redesigns services around their needs

People Powered Public Services
the Witton Lodge way...

- Values, ethos and principles
- Our residents & local insight & IMD
- Our big idea ‘flourishing community’ - focusing on people and place
  - Redevelopment of Perry Common & long term stewardship
  - Health & Economic Wellbeing
  - Community infrastructure and spirit
- Measuring success - Defining value, ROI, scale v scope, outcomes v outputs

What values do you root your life and work in?
Correlation between being involved in decision-making and happier patients

Satisfaction with involvement in decision-making and ratings of overall inpatient care

$R^2 = 0.7466$

Source: NHS inpatient survey 2006
Those who feel consulted are also more likely to feel issues are being successfully dealt with.

Base: All valid responses, Place Survey 2008/09 (Excludes City of London)

Source: Ipsos MORI
Housing: Past, Present & Future

Long term real house price trend

Base: Q3 2013 Trend: 2.8% per annum

House price growth forecast

Five year change to end 2018

19.3% 
17.6%
19.3%
20.5%
24.6%
23.4%
21%
29.4%
30.7%
31.9%

24.4%

SOURCE: SAVILLS RESEARCH
Did you know?

If everything else you bought had increased in price at the same rate as housing since the 1970s...

- A 4-pint carton of milk would cost £10.45
- A chicken would cost £51.18
- A bunch of 6 bananas would cost £8.47
- A box of 6 eggs would cost £5.01
- A loaf of sliced white bread would cost £4.36
- A leg of lamb would cost £53.18
- The average weekly expenditure on food for a family of four would be £453.23.
Many reasons for house price inflation:
Not building enough homes

Construction started on just 107,000 new homes in England last year. Excluding World War II, that’s the lowest figure since the 1920s.
Homes & Communities

- Total new homes: 912 new dwellings
- Final housing development phase – over 200 mixed tenure properties
- First sub phase 59 properties. WLCA developing 20 homes.
- Successful in securing HCA funds
  - Employment & Skills
  - Stewardship
- Tentative discussions with BCC about future developments
<table>
<thead>
<tr>
<th>PHASE</th>
<th>COMMUNITY ASSOCIATION RENT</th>
<th>COUNCIL &amp; HA RENT</th>
<th>S/O</th>
<th>PRIVATE EQUITY</th>
<th>O/OCC</th>
<th>No of Units</th>
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<td>262</td>
<td>53</td>
<td>51</td>
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<td>% of TOTAL NEWBUILD</td>
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<tr>
<td></td>
<td>20%</td>
<td>29%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>39%</td>
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</table>
Community Led Development

- Community led development BUT need a registered partner ?!
- Partnership with B’ham City Council to develop 20 units
- Council develops and transfers (sale) properties & funding conditions
- WLCA involved in all aspects – community consultation, estate layout and house designs
- Scheme financing – HCA grant, loan and reserves
- Allocations and Housing Management – 187 homes
Money Matters

- Total Scheme Costs: £2.8m
  - Land
  - Construction
  - Fees
  - (Hidden costs)

- Financing: HCA Grant £577k; Loan £1.7m; Reserves £523k

- Rental Income: £100,000 p/a

- Loan Interest, maintenance and management
Long Term Investment & Endeavour

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