

UPPINGHAM FIRST Community Partnership

Chair: Robert Wills Vice Chair: Edward Baines Secretary/Treasurer: Ron Simpson BEM



Press Release and Briefing Note – The Badley Affordable Housing Trust: For publication immediately

Author: Ron Simpson – Secretary - Uppingham First

Contact details: rons@clara.net Tel: 01572 495050 Mobile: 07710 328469

Date: 24.3.2019

New Uppingham Housing Trust Awarded Government Funding

Executive Summary

An Uppingham First proposal to build affordable housing for younger people in Rutland has received government support in the form of an offer of a £75k grant (subject to due diligence) from Homes England. The grant will support the creation of the 'Badley Affordable Housing Trust' and an initial proposal to build up to 10 homes on the site of an old disused orchard in Uppingham donated by the Badley family. The grant award marks further recognition of the forward looking proposals contained within the Uppingham Town Centre & Business Plan (UTC&BZ Plan – Action 10)) and builds upon a Locality funded pre-feasibility study undertaken by a 2018 Task Group led by Uppingham First Vice Chair and County Councillor Edward Baines. Trustees for the new initiative will be drawn from community leaders and task group members including David Ainslie (Chair of the Limes, Firs and Spurs Residents Association), Graham Allison (Retired Chartered Surveyor), Mark Shaw (Chair of the Beeches Residents Association) Janet Thompson (Chair of the Uppingham Neighbourhood Forum), Geoff Thompson (Chair of Governors at Uppingham Community College), Margaret Simpson (Rotary in Uppingham and the E J Toon Charitable Trust) and Ron Simpson BEM (Chair of the Uppingham Business Forum). The initiative has the support of the Uppingham Neighbourhood and Business Forums and the Uppingham Vanguard Board. Work is expected to commence on the project immediately.

Further information on the project can be obtained from Ron Simpson rons@clara.net Tel: 01572 823465 Mobile: 07710 328469. Prospective trustees will hold their first meeting on April 12th 2019. Until legally formed, the group will be facilitated by Uppingham First.

1. Background Information

The UTC&BZ Plan (pre and post public consultation versions can be viewed at www.uppinghamneighbourhoodplan.info and the orchard housing proposal as Action 10 on page 15.

A report on the Locality funded pre- feasibility study of the project which incorporated some preliminary design work and a youth engagement event can be viewed at www.uppinghamonline.co.uk

Further funding for the infrastructure and environmental aspects of the Badley Orchard site and a proportion of the capital cost of building the homes is also available from Homes England.

Significantly, the proposed Trust is seeking approval to become a Registered Housing Provider and Investment Partner with Homes England. This will ensure 100% local control of the building and governance of any future homes. An alternative would have been to partner with an established Housing Association.

2. Community Leader Quotations

Commenting upon the campaign to develop truly affordable housing under local control:-

Uppingham First Chair Robert Wills said, “The partnership is delighted to be launching this much needed community housing trust in Uppingham. Outstanding collaboration between the voluntary and business sectors of the community has made this possible. Delivery of the project to date has been a team effort. We look forward to the Trust being established. Once again Uppingham has demonstrated that it is a great place to live, work and visit.”

Uppingham Neighbourhood Forum Chair Janet Thompson said, “We support this housing project as a clear step to building a secure future for Uppingham residents and to create a foundation for more affordable homes.”

HOUSING the Under 30s
Saturday February 24th – Uppingham Cricket Club

 11am: Welcome & drinks

 11.05am: Who are we and why are we here? – A quick run round the groups

11.20am: Small Group Work – The homes we under 30s would like to see built – What would they look like? What would be in them? – What would be different? Shared space? Green space? Environmental issues?

 12noon: Feedback from the groups

12.15pm: An architect's thoughts for the Orchard site

12.30pm: Feedback to the architect over a sandwich lunch

12.50pm: Using social media and work/school based discussion to widen feedback and gather others views



12.55pm: The next steps for the under 30s housing project – How to stay involved.

Not booked in yet? E-mail rons@clara.net or text 07710 328469 to reserve your place

Beeches Residents Association Chair Mark Shaw said, "The prospective trustee aim is to provide affordable housing for the aspiring young people of Uppingham. With this Homes England award, and the dedication of the trustees, there is a huge opportunity to deliver on this amazing community project".

Former Town Mayor and Chair of the Limes, Firs and Spurs Residents Association David Ainslie said, "Providing truly affordable housing for young people is critical for the sustainability of our town. This award is a huge step towards achieving that goal and shows what can be achieved when the community works together for the common good."



A design from GSS Architecture to stimulate young minds - Feb 24th 2018

Chair of Uppingham Community College Governors Geoff Thompson said, "We know how difficult it is for some young people to find housing that they can afford in Uppingham. We have been asking young people what they need from a local housing project and researching the best way to deliver to their needs. So we are delighted that Homes England has agreed to support the project."

3. Summary

The primary challenge for the new Trust will be to find a way of creating truly affordable homes to rent and/or purchase. With the help of the national Locality Community Led Housing Network, prospective trustees have been researching innovative new ways of funding and managing start up home opportunities for the under 35s. These include community shares and other forms of community finance as well as the more traditional sources of finance. The possibility of some capital grants toward the cost of building community led housing from Homes England is an added incentive to launch the project at this time. The partnership is grateful to the Badley family (Gerald Badley is a retired prison governor who was Uppingham undertaker E J Toon's last apprentice) for the offer of the orchard site as a first step for the new Trust. It is hoped other landowners and housing developers will step forward with similar offers in the future.

Notes:

Uppingham First is the award winning 'all sector' elected Community Partnership for the market town of Uppingham in Rutland and its rural hinterland. It brings together the voices of community, business and statutory sector forums in the area. It incorporated as a limited company in January 2009. The objects for which the company was established are, "To protect and promote the interests of Uppingham Town and its rural hinterland helping to sustain their vitality and economic viability ensuring they remain an attractive place to live work and play." The Partnership comprises a board of thirteen directors made up from the three sectors recognised by central government, these being business, the state sector and the third/voluntary/civil society sector. Uppingham First is recognised by Rutland County Council and is active within the county's Local Strategic Partnership, Rutland Together and the commercial area of the former Greater Cambridge Greater Peterborough Local Enterprise Partnership. The Uppingham First Community Partnership is a member of Locality, Revive and Thrive and the Community Transport Association. It is chaired by international businessman Robert Wills. Partnership projects include the Uppingham Neighbourhood Plan (a government front runner), the Uppingham Vanguard Board, the Uppingham Webcam and the Uppingham Hopper.

Unless otherwise requested please direct all correspondence to The Secretary, 7 Hawthorn Drive, Uppingham, Rutland LE15 9TA

Company Limited by Guarantee: No: 6788282 Registered Office: The Falcon Hotel, Uppingham, Rutland LE15 9PY VAT Reg. No: 996401391
Tel: 01572 495050 Mobile: 07710 328469 E-mail: rons@clara.net

