

Meeting our ambition to
provide good quality
homes and thriving
communities in Bristol

James Gibson

Some Facts about SNG

87,000 homes
owned or managed

2015 new homes
delivered (23/24)

Establishing a Community
Foundation, investing

£100m in our
Communities over the next
10 Years

We make a
difference to
the daily lives
of **200,000**
people

Investing **£6.9bn** in
new and existing
assets over the next 10
years

6th largest Housing
Association

3rd largest Development
pipeline in the sector

£700m
turnover for the year

SNG Current Housing Stock Profile

Homes as at 31st March 2024

Total Homes

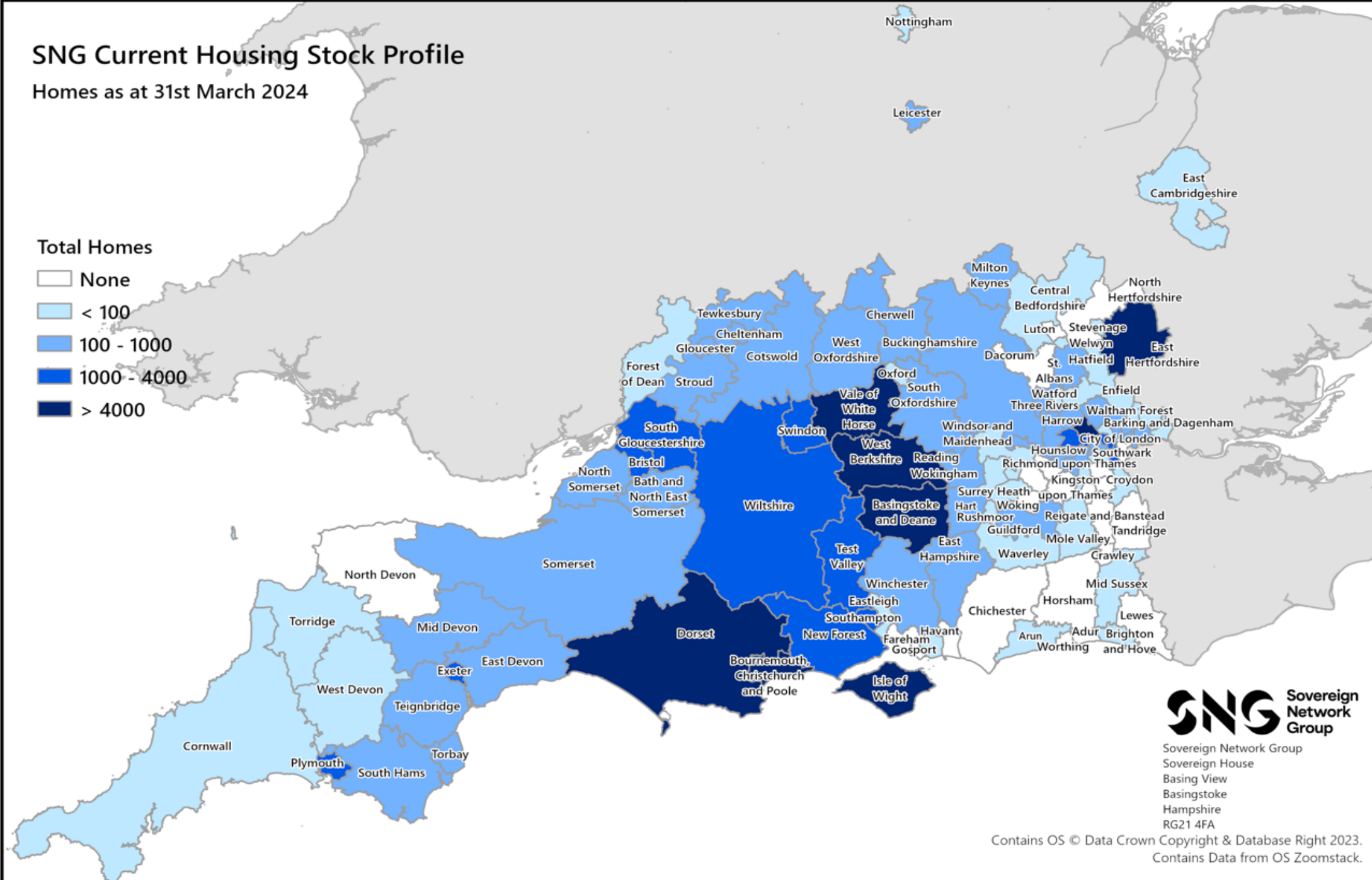
None

< 100

100 - 1000

1000 - 4000

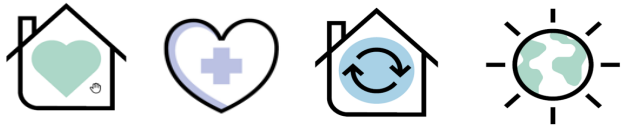
> 4000



Sovereign Network Group
Sovereign House
Basing View
Basingstoke
Hampshire
RG21 4FA

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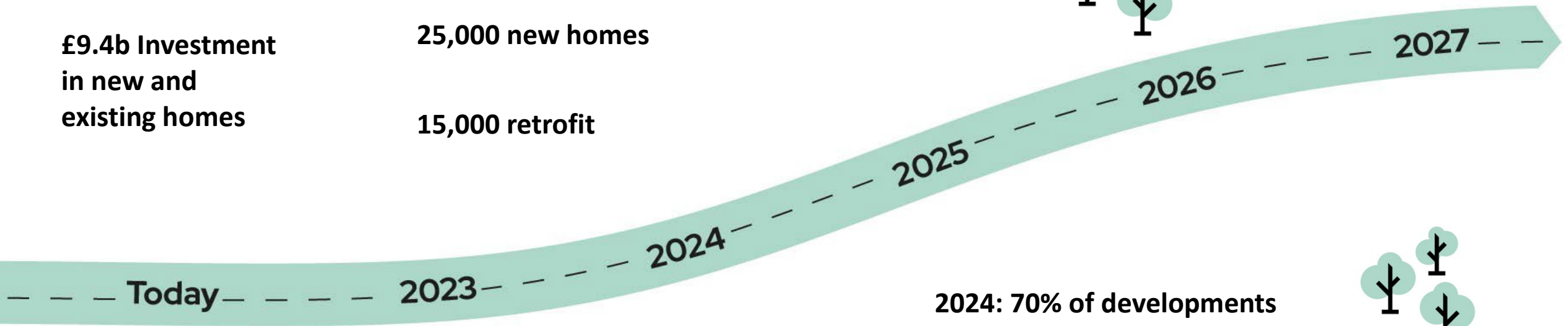
10 Year Investment Strategy by Numbers



£9.4b Investment
in new and
existing homes

25,000 new homes

15,000 retrofit

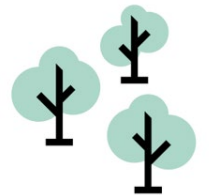


2024: 70% of developments
will be SNG-led

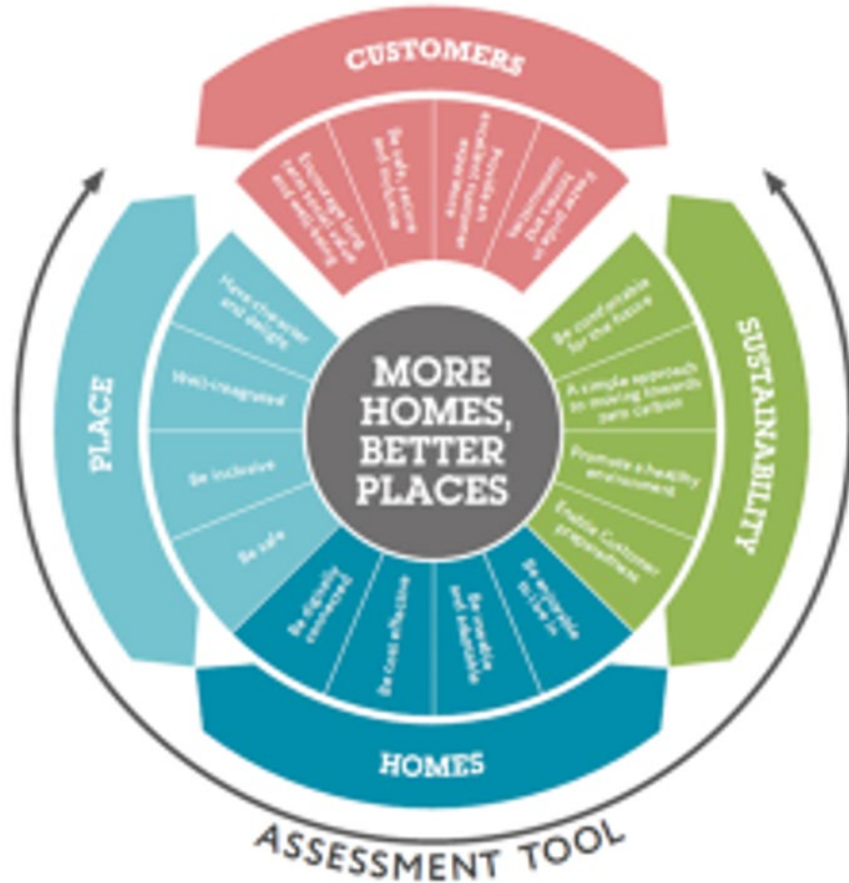
2021:
Homes
and Place
Launch

2022:
Plotting News
Homes
Operational Net
Zero-Ready

2023/2024:
100% approved
new homes @
Homes and Place
Very Good /
Excellent



Homes and Place



Be comfortable for the future



Encourage long-term health and wellbeing



Be safe, secure and inclusive



Cost effective



Empower customers through technology



Digitally connected



Promote a healthy environment



Have a simple approach to moving towards zero carbon



Provide an excellent customer experience

Strategic Asset Management

87,000 SNG existing portfolio

Homes and Place

Net Zero 2050

Our strategy 2021 - 2050

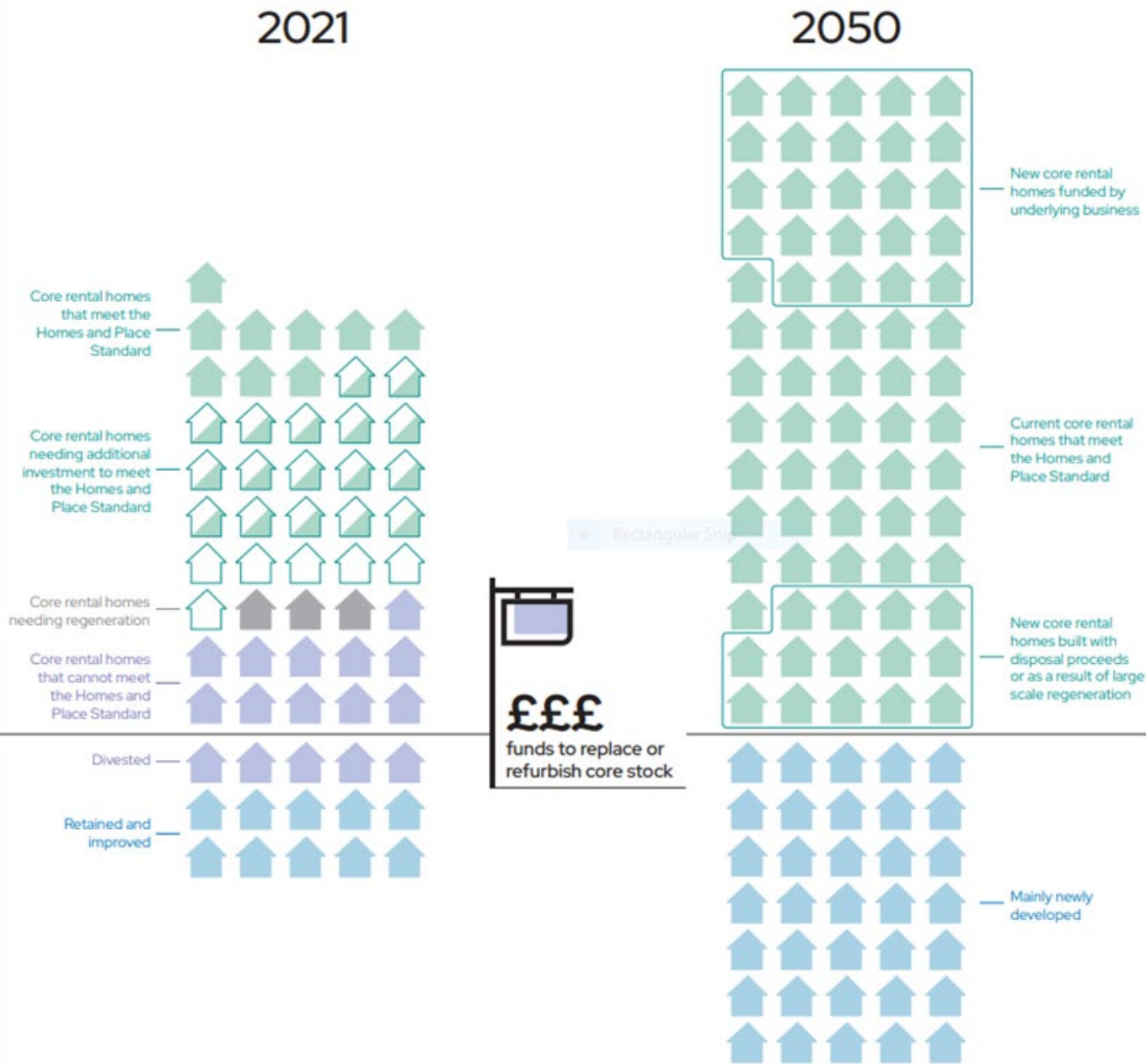
The challenge

How are we going to grow the amount of affordable housing we can offer while making sure that all the housing we have meets an acceptable standard, and that all of our residents live in a great home, in a great place?

- Approximately 1000 homes
- Homes and Place Standard met
- Homes and Place Standard partially met
- Homes and Place Standard not met
- Divested assets
- Retained and improved assets
- Regeneration assets

Core
Homes let at sub-market rents

Non core
Other tenures
e.g. shared ownership,
market rent etc.



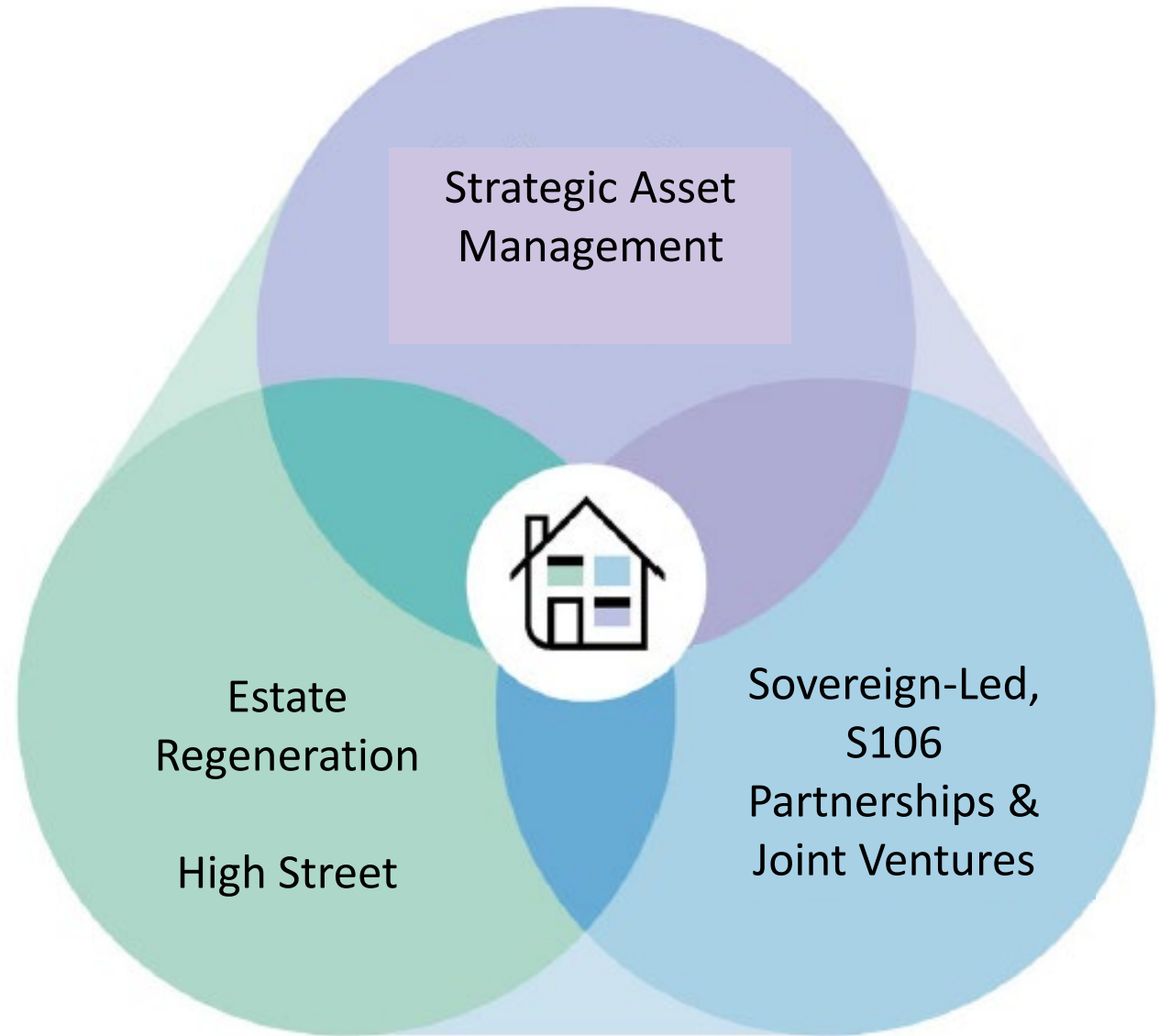
Investment Plan Headlines

- Investing £6.9bn into new and existing assets over ten years which will be funded by Sales & disposals proceeds, grant, and additional debt funding.
- Activity growing to deliver c 2,600 new homes and dispose of 550 core units per year.
- The development programme will be delivered through a mix of SNG-led and Developer-led projects
- The plan includes secured SHDF funding only so any additional funding would potentially allow us to accelerate retrofit investment activity.
- Regeneration activity is composed of 20 micro regen sites and Basingstoke West

Activity		Investment	
New Homes Delivered	25,000	Development Capex	£6.4bn
Retrofitted Homes	15,073	Retrofit Capex	£0.5bn
Core Disposals	4,784	Disposal Proceeds	£1.4bn
Non-Core Disposal	1,399	Staircasing	£0.3bn
Staircasing	2,235	Sales	£1.4bn
		Grant	£1.2bn
		Debt/Other surplus	£2.5bn

Tenure Mix		Replacement & Growth Mix	
Social Rent	7,525 30%	Disposal Replacement	4,140 17%
Affordable	5,264 21%	Regeneration Replacement	989 4%
Shared Ownership	9,192 37%	Replacements	5,129 21%
Total Affordable Homes	21,980 88%	Growth	19,871 79%
Open Market Sales	1,339 5%		
JV/IP Open Market Sales (50%)	1,680 7%		
Total Private Homes	3,020 12%		
Total Homes Delivered	25,000		

Development Focus





Section 106 schemes

- Circa 50% of 24/25 prog
- Look to work on schemes which align with our Homes and Place principles
- Example schemes include Severells Fields & Pulling Road



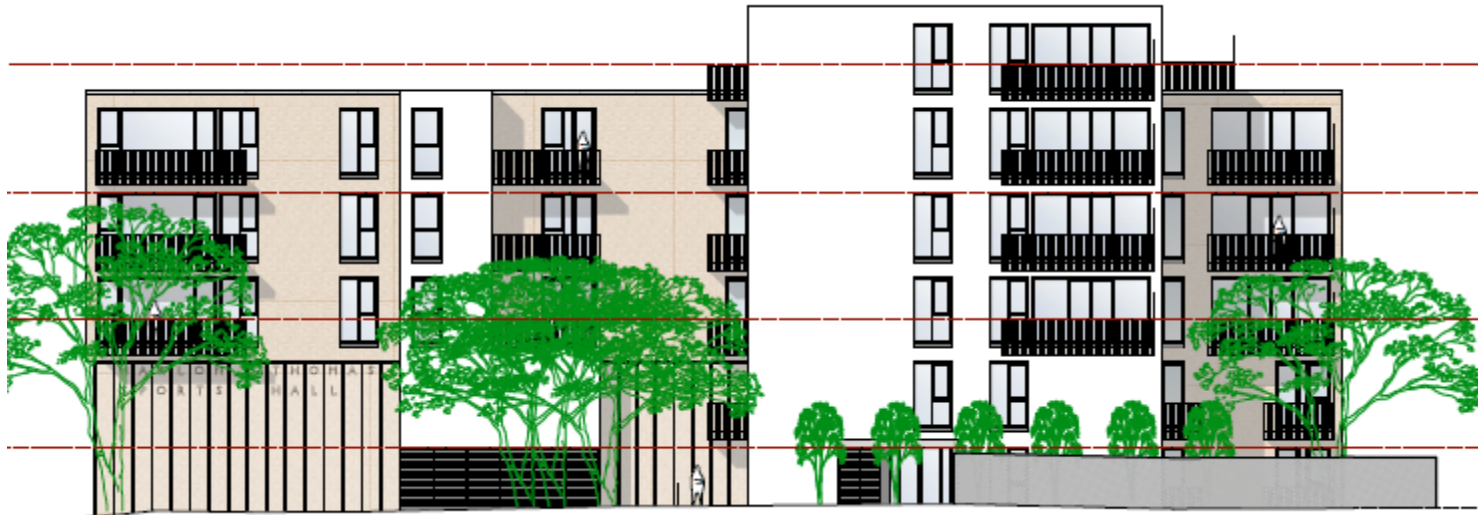
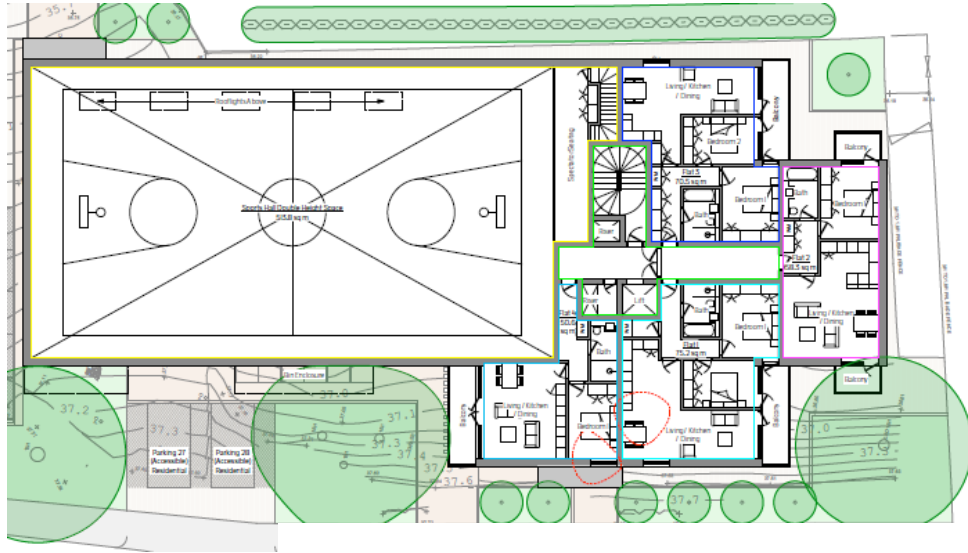
Joint Ventures

- Currently have 3 live Joint Venture
- Perrybrook - 225 homes, 62 S.106 + 16 additionality
- Harry Stoke - 857 homes, 232 S.106 + 150 Additionality
- Lotmead - Outline planning for up to 2,500 homes, 640 affordable
- Profits reinvested into provision of new Affordable homes



Cleve Wood Thornbury

- Development site acquired from Miller Homes delivering a mix of Open Market Sale, Shared Ownership and Rented units
- Phase 1 74 units delivering 16 Shared Ownerships and 55 Rented units
- Phase 2 136 units delivering 87 Open Market, 11 Shared Ownership and 38 Rented.



Empire Fighting Chance

- Working with the Empire Fighting Chance Charity
- Planning consent in place
- 38 apartments for Sovereign
- Basketball for the charity
- Tender imminent

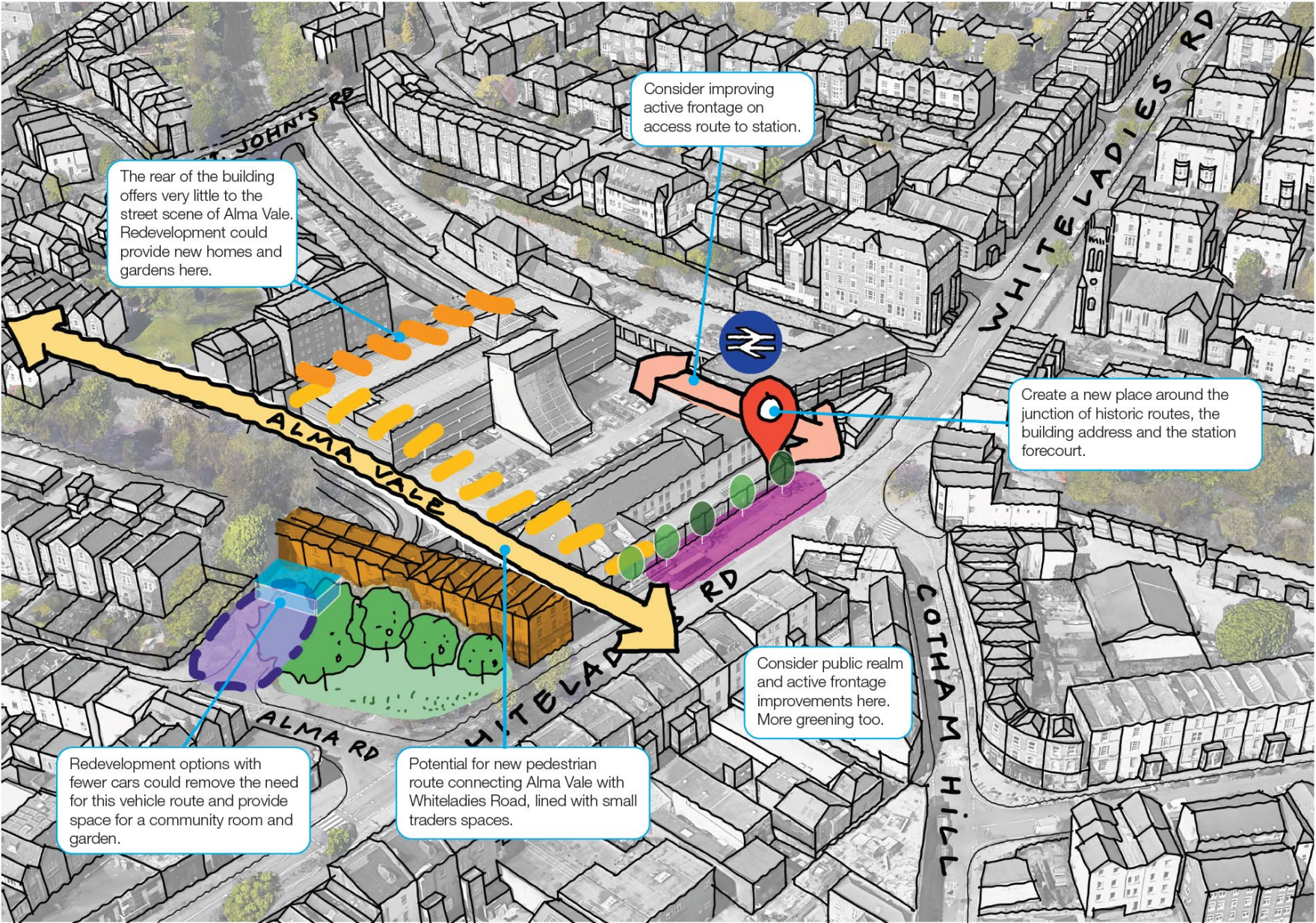


Clifton Down Shopping Centre Bristol

- Acquired 2020
- Total 100,000 sq.ft + multi-storey car park
- Anchored by 45,000 sq.ft Sainsburys
- Propose mixed use redevelopment/ repurposing to include substantial residential
- Prime high value/high demand area of Bristol
- 2024 – appoint architect for design review



Strategic Opportunities: Public Realm



Strategic Opportunities: Redevelopment

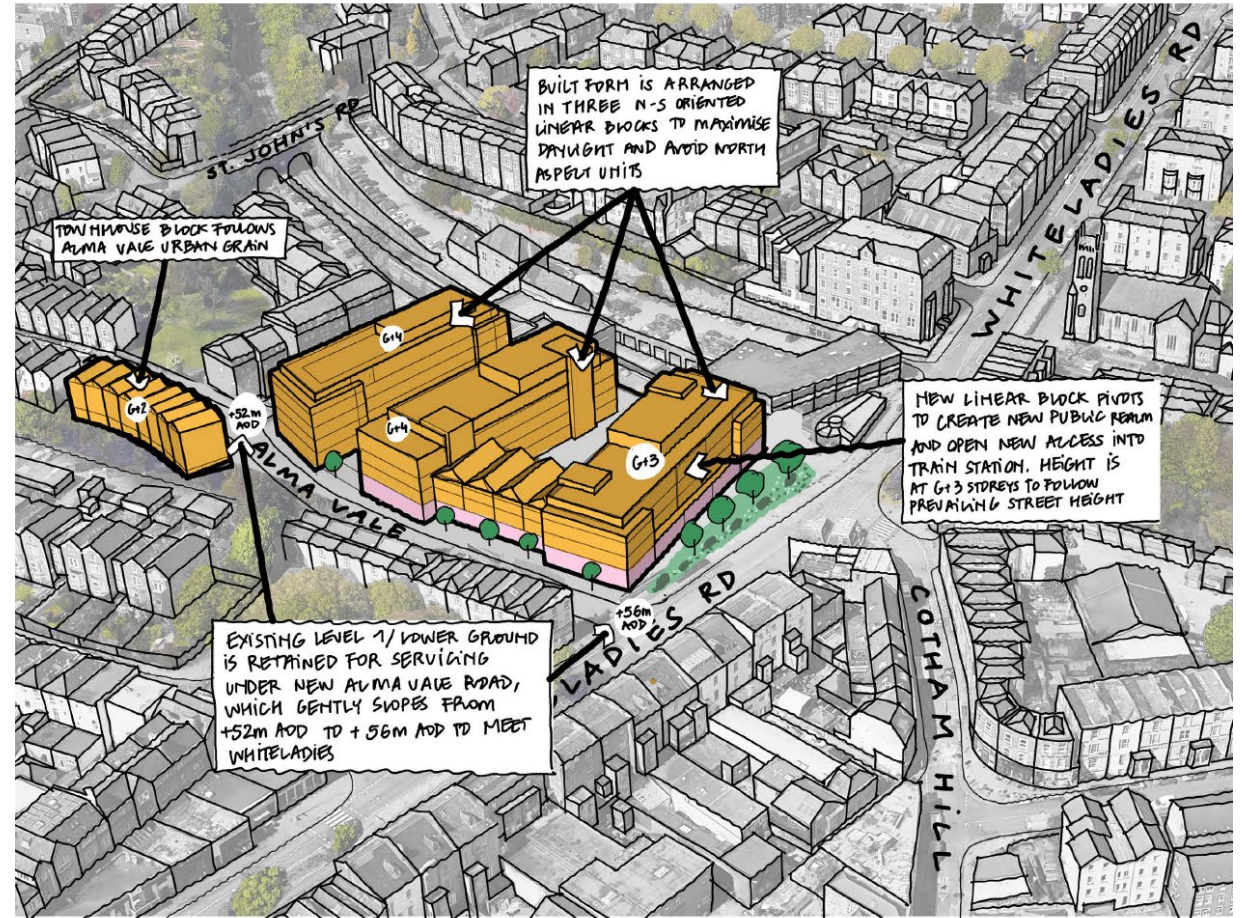
Our early thoughts on design options

Option 01: North/South orientation

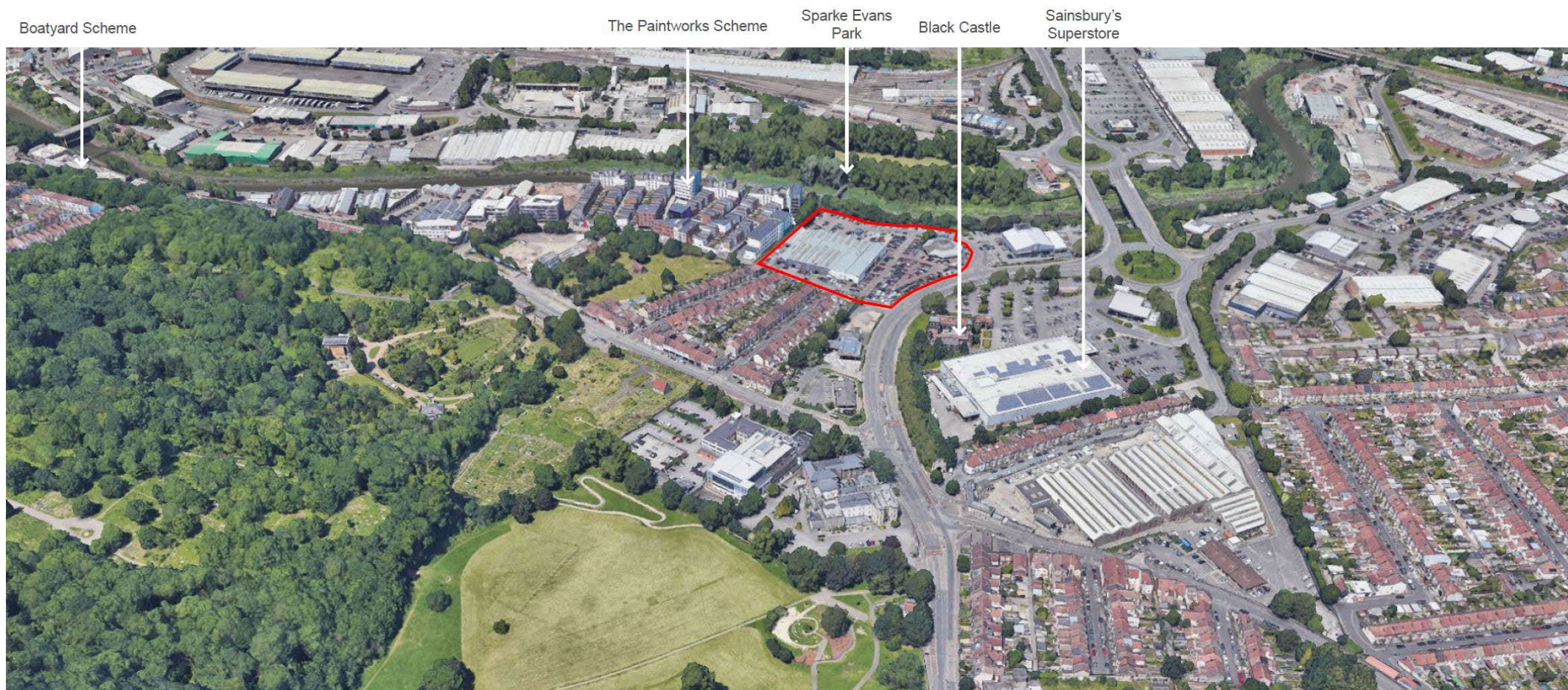
Sketch plan of Option 01



Sketch overview of Option 01



Castle Court location plan



Bird's Eye view from South East

A New Neighbourhood

Aerial View

Key Points

- Strong placemaking with a variety of character areas
- Southern half of scheme to be car free
- Clear hierarchy of routes, knitting the scheme into the wider context
- A mixture of typologies



A Landscape Led Scheme



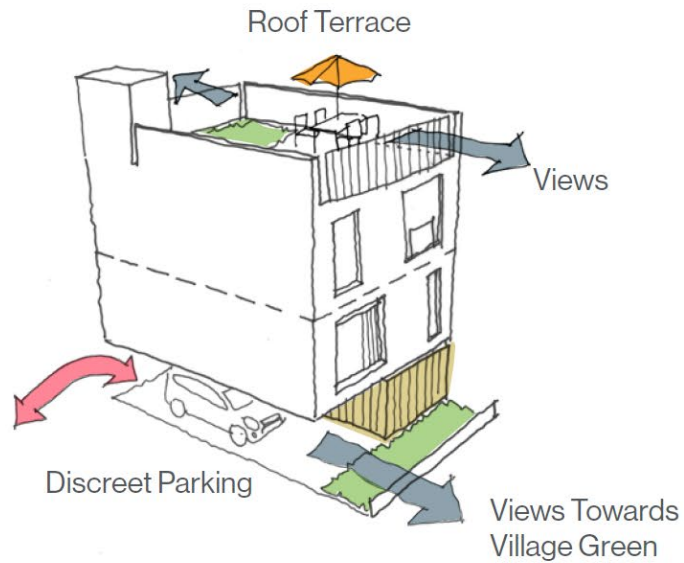
N-S Sections

Current Massing

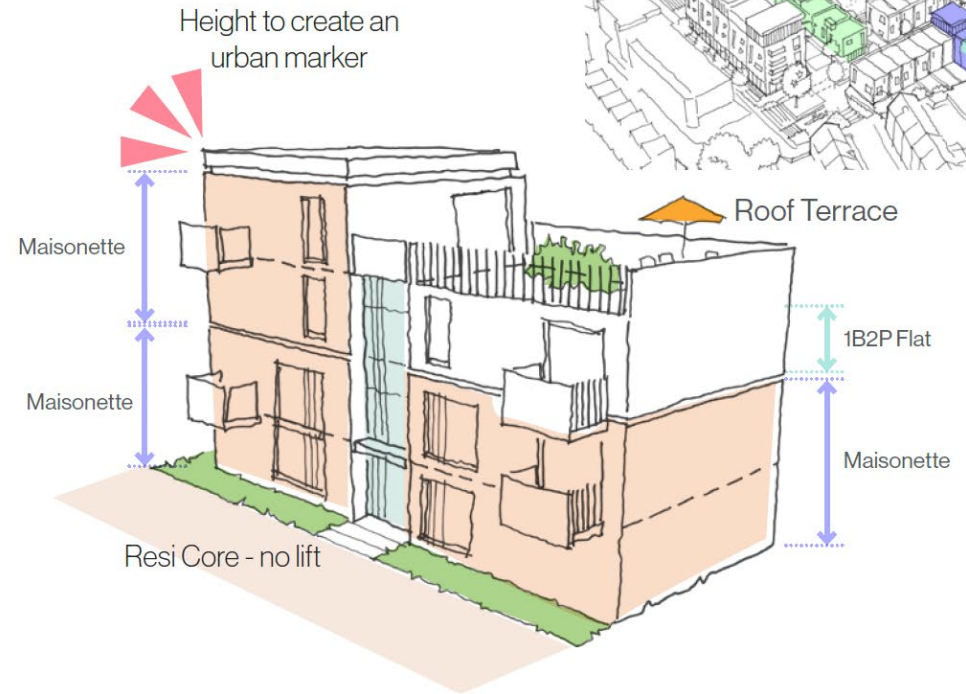
Below 18m



Typology Studies Houses & Maisonettes



3B6P Undercroft Houses 130sqm

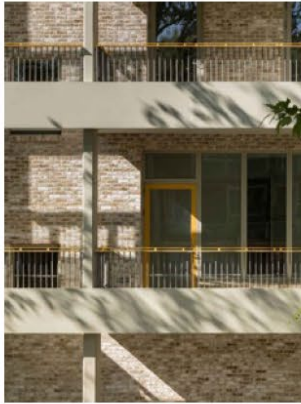
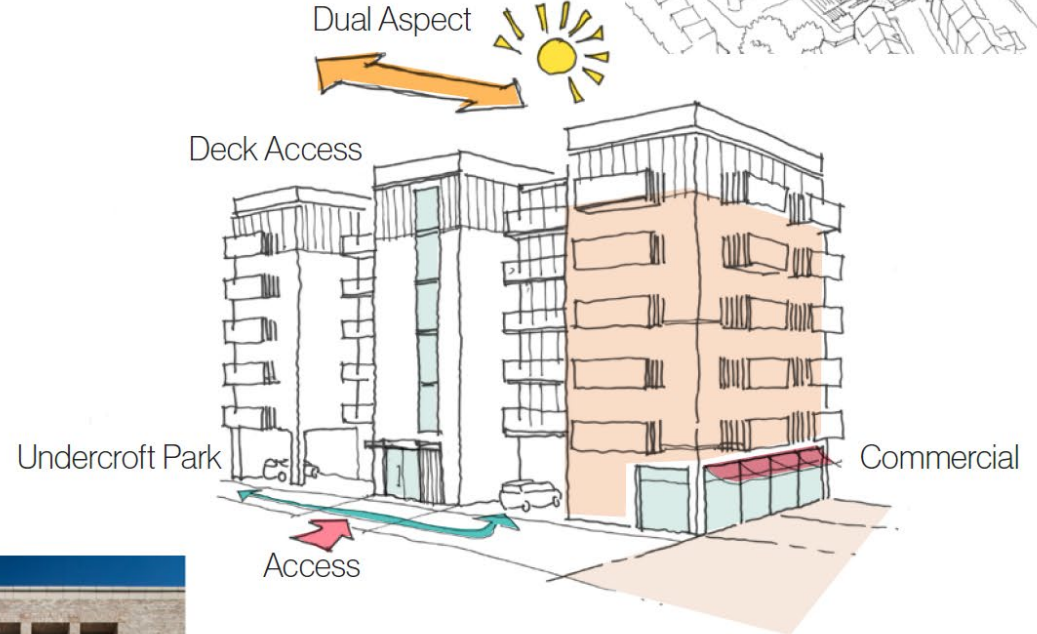
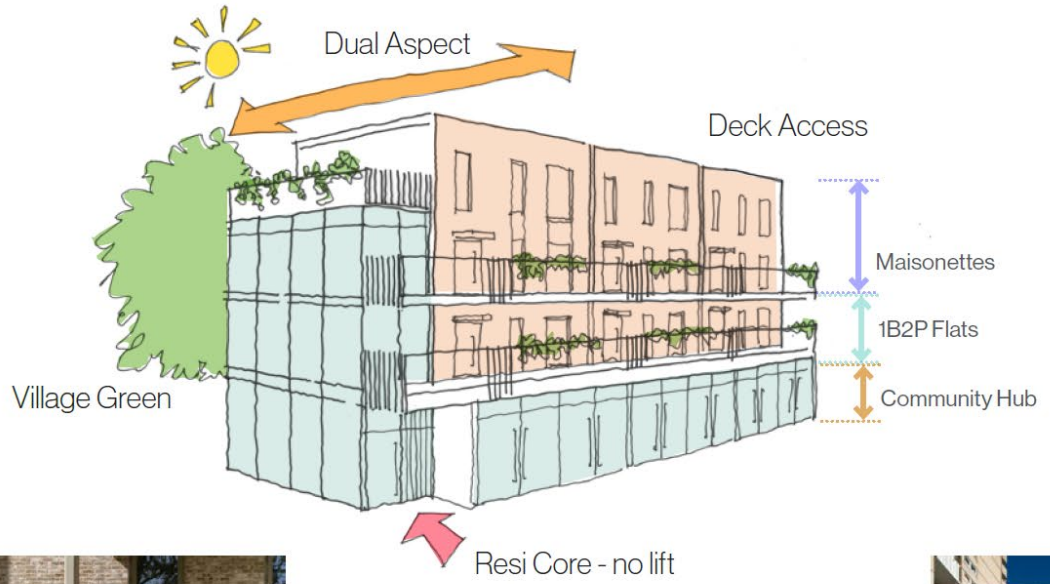


Chatsworth Square Urban Block



Typology Studies

Apartments & Maisonettes



Community Hub with Residential Above



Deck Access Apartments E & F

