

# Development portfolio





We've 40,000 homes and 100,000 customers living in them. In fact, we're one of the largest housing providers in the south.

We're committed to building more homes and enabling opportunities for home ownership. Now more than ever, people need a place to call home and we'll deliver the right homes, in the right places, to a diverse range of customers.

We want to work with other organisations that share our values to help build communities that increase people's life chances.



**Stephen Lodge**  
Executive Director Development  
and Strategic Asset Management

# Who are we?

We're Abri, a housing provider based in the south of England. One of the largest in fact.

## We find new ways to push housing forward

We always have an eye on the future. Our industry and our world are changing at breakneck pace, so we are committed to tackling the housing crisis by working to deliver even more high-quality homes, of all tenures, for more people. We are working with a growing range of land owners and local authority partners to help meet their strategic objectives and increase the delivery of services to customers, communities and partners.



## Our key priorities

There aren't enough homes for everyone who needs one. And we don't think that's right. So we build, own, look after and sell homes that people can afford. By 2030 we want to provide at least 12,500 homes. You might think that's ambitious. But we've got a plan. Innovation is going to be key. We need to increase delivery speed and take control of quality.

### Build more homes

- Building more than 1,500 homes a year by 2030. We'll work with land owners, partners, government and other organisations that share our values to go further than this.
- Creating high-quality homes. Our homes need to enhance communities, and be well-managed and maintained.
- Deliver innovatively. We're going to maximise the number of off-site manufactured homes we deliver. This will minimise our carbon footprint. We'll be growing our in-house construction team to drive efficiency and quality

### Working collaboratively

By working together and forming strategic alliances we're able to achieve so much more with key partners including:

### Wayfarer Partnership

As facilitator of the Wayfarer Partnership we're using our combined forces to increase the supply of affordable housing. Created in 2003, Wayfarer is a consortium of more than 17 different affordable housing providers and local authority partners who own or manage over 102,000 homes.

### Homes for the South West

Homes for the South West is a group of chief executives from some of the largest housing associations in South West England. We are working together to identify and tackle the barriers to new housing in our region. Our collective voice is making the case for new housing at a local, regional and national level.

### Homes England Strategic Partner

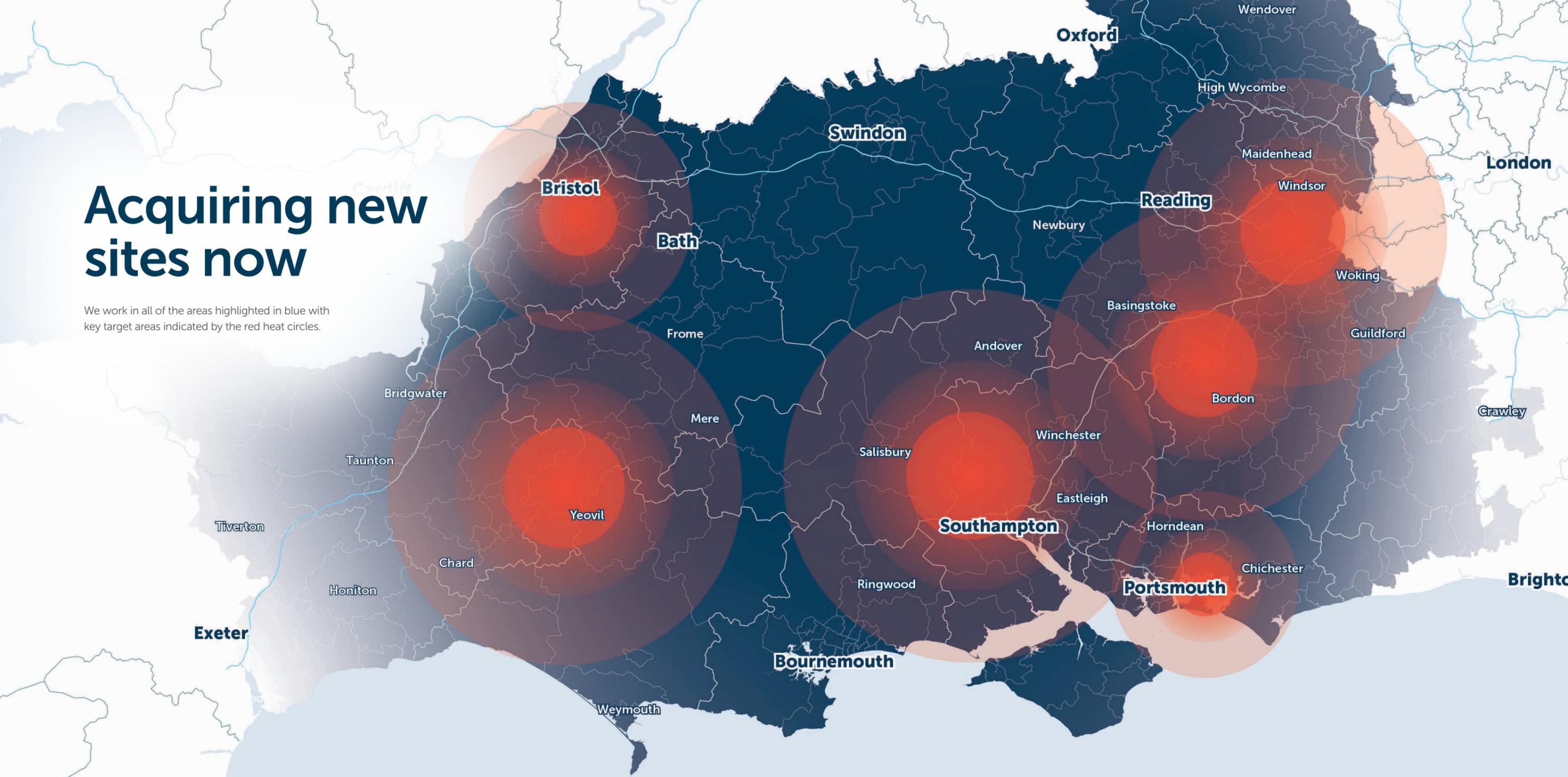
As a Strategic Partner with Homes England we can deliver on our combined ambitions, creating places that enable communities and helping more people access quality homes where they're needed most.

Our £250m grant allocation from Homes England will help us deliver more affordable homes as part of our overall £2.66bn investment in new homes.



# Acquiring new sites now

We work in all of the areas highlighted in blue with key target areas indicated by the red heat circles.



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# Awards

We want to build the very best new homes and it's great to receive recognition that we're doing that.

## UK HOUSING AWARDS

- Resident employment and training award

## WHATHOUSE? AWARDS

- Bronze, Housing Association of the Year 2021
- Gold, Housing Association of the Year 2020
- Silver, Best Starter Home Scheme, Daedalus Village in partnership with Wates Residential

## FIRST TIME BUYER AWARDS

- Highly Commended, Affordable Housing Provider of the Year
- Highly Commended, Daedalus Village

**ROUND ABOUT CAFÉ QUEENS AWARD FOR VOLUNTARY SERVICE** - the highest award given to volunteer groups across the UK, recognising the efforts of volunteers who meet the needs of local communities.

*Highly Commended*



# A solution for every site

We're committed to building more homes and enabling opportunities for home ownership and collaboration with our partners is key to solving the housing challenge.

We can provide the right development whether that's land led, regeneration, joint ventures, package deals or Section 106.



# Land led acquisitions

We buy land with or without planning permission and use our inhouse construction team or the contractors on our construction framework to build new homes across the south of England.

"Prime Land Acquisition Ltd have worked with Abri on a variety of different development opportunities in the last few years. Abri are always first on our list of Housing Associations to approach with land opportunities, joint ventures and s106 opportunities because they are efficient, communicative, trust worthy and most importantly get the deal done. Our success rate and jointly securing sites is a testament to Abri's commercial attitude which embraces the added value that Prime Land Acquisition Ltd delivers."

*Kate Cariss*  
Director, Prime Land Acquisition Ltd

"It was great to work with Abri delivering 72 one, two and three-bedroom apartments in Woking over two adjacent sites. The team of consultants worked extremely well and engaged productively with the council at all levels to deliver a scheme through planning in record time."

*Christopher Lines*  
Managing Director, Ivory Group

## Lockleaze

**Bristol**  
**Completion:** Early 2023  
**Local Authority:** Bristol City Council  
**Developer:** Abri  
**Contractor:** Speller Metcalfe  
**Tenure:** Social Rent, Shared Ownership and Market Sale  
**Homes:** 74

Revitalising a brownfield site, the 74 new homes on Constable Road and Crome Road in Lockleaze are helping to build communities and address the shortage of homes across Bristol without adding pressure for land on an ever-expanding city. The development will provide 50% affordable homes which is a significant increase on the usual 30% requested by Bristol City Council. The new homes will feature a mixture of two, three and four-bedroom houses and one and two-bedroom apartments. Of these, 17 homes will be available for social rent and 20 for Shared Ownership – and another 37 will be for open-market sale, with profits reinvested back to deliver more affordable homes in the future.



## Cockroad Lane

**Beaminster**  
**Completion:** 2025  
**Local Authority:** Dorset Council  
**Developer:** Abri  
**Contractor:** Acheson Construction  
**Tenure:** Market Sale, Shared Ownership, Affordable Rent  
**Homes:** 58

Cockroad Lane will provide a mix of houses to support the community and bring more affordable homes to the area. With this land led scheme we're making a proportion of the homes for open market sale which means we can reinvest any profits back into the business to build more affordable homes.



## Wey Hill

**Haslemere**  
**Completion:** 2022  
**Local Authority:** Waverley Borough and Haslemere Town  
**Developer:** Abri  
**Contractor:** Drew Smith  
**Tenure:** Affordable Rent  
**Homes:** 45

The site at Wey Hill has stood derelict for approximately 13 years and the development of 45 apartments for affordable rent will help to provide quality homes and enhance the area where affordable housing has been in short supply. In addition to the apartments the development will include a private basement car park, electric charging points and green amenity space.



## Portugal Road

**Woking**  
**Completion:** Winter 2023  
**Local Authority:** Woking Borough Council  
**Developer:** Abri  
**Contractor:** Drew Smith  
**Tenure:** Affordable Rent, Shared Ownership  
**Homes:** 72

Just a short walk away from Woking train station, this collection of 72 Affordable and Shared Ownership apartments in three separate buildings has superb commuter links to the coast and city. The developments are also close to Woking City Centre and four local schools. Perfect for buyers moving out of London and for families.

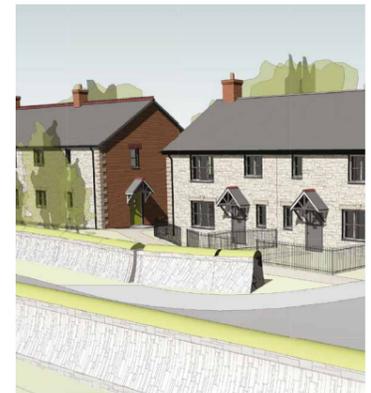


## Broadwindsor Community Land Trust

**Drimpton**  
**Completion:** 2023  
**Local Authority:** Dorset Council  
**Developer:** Abri  
**Contractor:** C G Fry & Son  
**Tenure:** Affordable Rent  
**Homes:** 15

A Community Land Trust (CLT) is a non-profit organisation that owns and develops land for the benefit of the community. The new homes in Drimpton, Dorset will be available to rent and will be prioritised for people that live, work or have family locally in the parish and neighbouring parishes.

The Board of Broadwindsor Group CLT is made up of members of the community who have appointed Abri to manage the building and the day-to-day management of the homes. To leave a legacy for the community Broadwindsor Group CLT will retain long-term ownership of the land as they own the freehold.



# Joint Ventures

Typically on larger developments, we can deliver the new homes via a Joint Venture. Either through a contractual or corporate arrangement, we utilise the expertise of both parties for the benefit of the new community.

"Thakeham have been working for many years with Abri. Throughout this period we have found all members of the SLT, Sales and Development Teams a real pleasure to deal with. In our dealings Abri have always been commercial in their decision making, pro-active in hitting key milestones, with all members of the Abri team having a real 'can-do' attitude to all aspects of a project. This has led to a real positive working relationship between both organisations.

We are now getting towards the end of our first JV with Abri and the biggest compliment I can give this project is that we would have no hesitation in working on future JV's with them.

*Stuart Fullwood*  
Partnerships Director

"Vistry and Abri have been working in partnership to develop a 120 unit housing scheme in Sayers Common. It has been a pleasure to bring our teams together, in order to successfully deliver this site and hopefully this just one of many projects we will deliver together in the future"

*Darren Maddox*  
Divisional Managing Director, Vistry Group



## Woodgate

### Pease Pottage

**Completion:** 2025  
**Local Authority:** Mid Sussex District Council  
**Developer:** Thakeham Pease Pottage LLP  
**Contractor:** Thakeham Homes Limited  
**Tenure:** Affordable Rent, Shared Ownership and Market Sale  
**Homes:** 619

This joint venture between Abri and Thakeham will create places people want to call home.

Located between the city and the sea, this exciting development will include over 600 new homes, a shop and a coffee shop, a community centre, plenty of parks a pavilion and a new £4m primary school which is now open.

The development will also provide a home for locally based charity, St Catherine's Hospice, to serve the wider community and forge relationships for many years to come.

We are pleased to announce we have raised third-party financing. Barclays, one of our core lenders, has provided a £16m non-recourse development facility to the joint venture entity on attractive terms.

Together with Thakeham we're building a truly bespoke new community that offers many opportunities and investment in the area. This includes more than £2million of funding for the future development of a secondary school, £312,000 towards healthcare in the area, highway improvements at the Pease Pottage junction, and more than £615,000 formal sport contribution towards a village pavilion.





## Sayers Common

### Mid Sussex

<b>Completion:</b>	2024
<b>Local Authority:</b>	Mid Sussex District Council
<b>Developer:</b>	Vistry Group (Previously Galliford Try PLC)
<b>Contractor:</b>	Linden Limited
<b>Tenure:</b>	Private, Affordable Rent, Shared Ownership
<b>Homes:</b>	120

Sayers Common is a joint venture with Vistry Group, and is located in an attractive, semi-rural location that is seven miles from Burgess Hill, and approximately ten miles from Brighton. Transport connectivity is excellent, with bus, road and rail links to Brighton, Hassocks, Crawley, Croydon and London all nearby. Measuring 14.9 acres, phase one of this development will deliver 120 homes and phase two, under the original planning consent, will see the development of a care home facility. Not only will this development deliver much needed affordable homes, but it will also offer excellent involvement opportunities for the local community through the existing village shop and café.



## Weymouth

### Weymouth

<b>Local Authority:</b>	Dorset Council
<b>Developer:</b>	Abri and Lovell Partnerships Limited
<b>Contractor:</b>	Lovell Partnerships Limited
<b>Tenure:</b>	Market Sale / Shared Ownership / Affordable Rent
<b>Homes:</b>	500

Through a joint venture between Abri and Lovell we're building 500 homes as part of a £120m development in Weymouth. The site will also feature a new primary school, a care home, local centre, commercial and employment space as well as large areas of public open space. The development will also benefit from improved connectivity throughout the site with the provision of new footpaths and cycle paths linking to the national cycle network. The design will be developed to preserve and enhance the natural environment through protection of existing trees, hedgerows, create wild life corridors and habitats.

# Partnerships

We are often presented with a 'package deal', where either a site and contractor are presented together, or if a contractor/developer controls a site and wants to build the development for us. The reduction in market risk and guaranteed cashflow makes this an attractive solution to vendors.

We are currently working on our first partnership development with Abri. It has been refreshing to work with a housing association who genuinely care as much as we do about providing quality affordable housing to a high standard. Their team is ambitious, open minded and professional and we hope this is the first of many developments we complete successfully together.

*David Cracklen*  
*Founder, Director AJC Group*

"As a partnership housebuilder Keepmoat Homes looks for partners we can work with again and again. In my experience Abri stand out from the crowd as being great to work with. They take a collaborative approach to making development happen. The team are very experienced, they move quickly and do what they say they're going to do. They have a competitive, commercial approach to development, but also the drive to make deals work. Keepmoat will definitely be looking to work with Abri more in the future."

*John Owen*  
*Head of Land & Partnerships, Keepmoat*

"For over 50 years we have worked in partnership with housing partners to create great places to live where communities can thrive. With collaboration at the core of our business, finding a reputable partner to help us deliver above and beyond expectations is key. From day one, the team at Abri have lived up to their reputation with an experienced and friendly approach, in addition to the high-quality services they bring to projects. We have a shared vision of creating quality, affordable homes for local communities and our Foxglove Meadows development in Weston-super-Mare is a great example of this. Working with Abri on this project has enabled us to successfully surpass key goals in good time, and to provide quality homes in communities where they're needed most. We are very much looking forward to continuing our work with Abri and partnering on future projects to aid the creation of thriving new communities and help reduce the shortage of affordable homes."

*James Duffett*  
*Regional Managing Director – Lovell South Wales South West*



## The Old Brewery

**Bristol**  
**Completion:** 2023  
**Developer:** Abri  
**Tenure:** Shared Ownership, Social Rent  
**Local Authority:** Bristol City Council  
**Homes:** 107

At the Old Brewery in Southville, Bristol we're building 107 affordable homes and seven commercial units. Consisting of 98 homes for shared ownership, along with nine for social rent - thanks to grant funding from Homes England. The build will mix old with new, refurbishing parts of the existing structures to create homes, shops, and offices ready to welcome the community and new homeowners in 2023.

## The Chocolate Factory

**Bristol**  
**Completion:** 2022  
**Local Authority:** Bristol City Council  
**Developer:** Generator South West  
**Contractor:** Sweet Construct  
**Tenure:** Social Rent  
**Homes:** 36

A development of 36 affordable homes on the site of the former Elizabeth Shaw chocolate factory in Bristol. The new homes will consist of 15 one-bedroom and 21 two-bedroom apartments and will all be available for shared ownership. The former chocolate factory was such an influential building so to help ease the transition and keep part of the industrial heritage, some of the original factory buildings are being retained. In addition to homes, the development will provide services for the local community including a dedicated community hub, starter units for businesses and a café/bar.



## Handley Cross

**Hazelbury Bryan**  
**Completion:** 2022  
**Local Authority:** Dorset Council  
**Developer:** Abri  
**Contractor:** AJC Developments  
**Tenure:** Affordable Rent and Shared Ownership  
**Homes:** 21

We're working with AJC Developments to bring 21 much needed affordable, family homes to a rural location in the village of Hazelbury Bryan. Comprising two and three-bedroom houses with private outdoor space and parking, together we're helping to regenerate a former brownfield site with affordable homes to meet the needs of the local community.



## Cheltenham Street

**Bath**  
**Completion:** 2023  
**Local Authority:** Bath & North East Somerset Council  
**Developer:** Abri  
**Contractor:** Vistry  
**Tenure:** Social Rent and Shared Ownership  
**Homes:** 43

Cheltenham Street will be 100% affordable including 15 homes for social rent and 28 for shared ownership. The development will help to address the number of affordable homes across Bath and will provide homes near to the city centre as well as developing and enhancing existing local infrastructure, including improvements to local pedestrian crossings, parks and open spaces.



# S106

As part of developments for new homes, affordable housing is often required as part of the planning permission, secured via a Section 106 (S106) legal agreement. We have great relationships with our house builder and developer partners based on years of successful S106 delivery.

"We have found Abri to be a forward thinking, customer focused organisation intent on increasing the delivery of quality homes through a range of tenures and innovative delivery methods. In agreeing the Coopers Court transaction, Abri displayed a collaborative and empathetic approach allowing for the delivery of a wider and complex regeneration project in Bristol. It was a pleasure to work with the Abri team, whose persistence and dedication over a prolonged period led to a successful conclusion."

*Elgan Jones*  
Associate Director, Cubex

"Bloor Homes have worked with Abri for many years, delivering a succession of much-needed newly built affordable homes throughout Hampshire, Wiltshire and Dorset. We have an excellent working relationship with them, developed through our shared values of delivering quality housing for local people, living in communities they are proud to call home."

*Ken Allen*  
Group Director Of Partnership  
Housing At Bloor Homes

## Castle Park View

**Bristol**  
**Completion:** 2022  
**Local Authority:** Bristol City Council  
**Developer:** Linkcity,  
**Contractor:** Bouygues UK  
**Tenure:** Affordable Rent and Shared Ownership  
**Homes:** 75

Developed on former brownfield land and through a partnership with Homes England and Bristol City Council, Castle Park View features 75 affordable homes being built in a central Bristol location. The entire development provides 375 homes which includes Bristol's largest residential tower. On the site of a former ambulance station, the unique location of the site offers proximity to the city centre with the benefits of the largest urban green space in Bristol. The one, two and three-bed apartments are also nearby the floating harbour giving residents access to one of the city's most historic sites right on their doorstep.



## Pembers Hill Park

**Fair Oak**  
**Completion:** Winter 2023  
**Local Authority:** Eastleigh Borough Council  
**Developer:** Drew Smith  
**Contractor:** Drew Smith  
**Tenure:** Affordable Rent, Shared Ownership  
**Homes:** 250

Pembers Farm is a unique development of new homes in a fantastic location in rural Hampshire. In one direction, you will find Southampton and in the other, Winchester with its impressive cathedral, shops, cafes and restaurants. The rural collection draws inspiration from the beautiful Hampshire countryside while the contemporary homes reflect the modern style of neighbouring towns.



# Homes built by our inhouse construction team

We have our own in house construction team to deliver new homes. Their commitment to quality and delivery on time are demonstrated in high customer satisfaction scores.



## Castle Farm

**Windsor**  
**Completion:** Winter 2021  
**Local Authority:** Royal Borough of Windsor and Maidenhead  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Affordable Rent, Shared Ownership, Open Market Sale  
**Homes:** 25

Castle Farm is a collection of homes on the outskirts of the village of Dedworth. Offering an ideal location for both work and leisure, Castle Farm is less than 10 minutes' drive from Windsor's historic town centre. The village of Dedworth benefits from a range of shops and restaurants. For somewhere to relax on the weekend, you can take a stroll around the beautiful Sutherland Grange nature reserve. The Royal Windsor Racecourse and Windsor Marina are also just five minutes' drive away.



## Herbert Collins House

**Windsor**  
**Completion:** 2022  
**Local Authority:** Southampton City Council  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Social Rent  
**Homes:** 14

Named after its founder, the development of Herbert Collins House holds significant importance for Abri, as Herbert Collins set up Swaythling Housing Society back in 1925 and the building was its former head office. In 2006 Swaythling Housing Society partnered with two other housing associations to become Radian and now Abri. The new plans will help to continue Collins' mission to provide affordable housing in Southampton and across the south and south west of England.



## Old Reading Road

**Sherfield-on-Loddon, Basingstoke**  
**Completion:** Summer 2022  
**Local Authority:** Basingstoke & Deane Borough Council  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Shared Ownership, Social Rent  
**Homes:** 15

Old Reading Road is located in the quiet village of Sherfield-on-Loddon, and only a short walk away from the village centre. It is ideally situated in North Hampshire, which is approximately 12 miles south of Reading and six miles north of Basingstoke.



## Boundary Hall

**Tadley**  
**Completion:** Spring 2022  
**Local Authority:** Basingstoke & Deane Borough Council  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Affordable Rent, Shared Ownership  
**Homes:** 17

Surrounded by open countryside with lots of open green spaces and recreational areas, Tadley offers various schools for all ages, shopping, and leisure facilities including a local gym and golf course. Situated within the triangle of Reading, Basingstoke and Newbury, this development is near the M3 and M4 motorways, and a train station with links to London.

## Breach Avenue

### Southbourne

**Completion:** Winter 2022  
**Local Authority:** Chichester District Council  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Affordable Rent, Shared Ownership,  
**Homes:** 34

Set in the beautiful village of Southbourne, just on the outskirts of Emsworth, this development is just a stone's throw away from the historic city of Chichester.



## Downhouse Lane

### Catherington

**Completion:** Spring 2021  
**Local Authority:** East Hampshire District Council  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Shared Ownership, Social Rent  
**Homes:** 28

This development is a collection of one-bed, two-bed and three-bed homes, all with private amenity spaces, on-site parking and an open play area for families. Set near the beautiful South Downs National Park, this development is also perfectly situated near Portsmouth and the historic market town of Petersfield.



## Sorbus House

### Wokingham

**Completion:** 2023  
**Local Authority:** Wokingham Borough Council  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Affordable Rent and Shared Ownership  
**Homes:** 38

We're building 38 new homes in Wokingham that will be a mix of one and two-bedroom apartments in a central location. The homes are helping to regenerate previously derelict land by utilising a brownfield site.



## Caversham Road

### Reading

**Completion:** 2023  
**Local Authority:** Reading Borough Council  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Shared Ownership, Social Rent  
**Homes:** 40

Featuring a mix of one, two and three-bedroom apartments, building in the middle of Reading ensures we can bring affordable homes to key central locations.



## Chatham Street

### Reading

**Completion:** 2024  
**Local Authority:** Reading Borough Council  
**Developer:** Abri  
**Contractor:** Abri  
**Tenure:** Shared Ownership, Affordable Rent  
**Homes:** 54

A development of 54 homes heated solely by air source heat pumps with no gas boilers on site helping to make these homes sustainable long term. Featuring 100% affordable homes, with 42 homes available to buy through shared ownership and 12 homes for rent.

# CAFÉ 1759

## Café 1759 is a café with a difference

Not only are we state-of-the-art and fabulous-looking, but we're a not for profit community café supported by volunteers. This means that we're able to keep our prices low and reinvest the money we make into the café and our community, allowing us to provide local activities, support volunteers and promote health and wellbeing. We buy local produce where possible and everything in the café is made from scratch.

We want to be at the heart of the community and offer various activities for people to get involved in. From encouraging people to get active in Bordon Inclosure, to our plans for a 'Food Academy' cooking school for kids – there are lots of activities planned.

Since opening the doors in April 2018 the café has created a number of jobs for local people. The new café offers a place to deliver Abri's work in Bordon as one of the NHS's 10 Healthy New Towns across the country. Our aim is for it to become a valuable social hub, helping to bond and develop the new community in Bordon.



**"Great coffee and fresh grub all very reasonably priced, topped off with friendly, welcoming, honest staff. Can't ask for any more. Welcome 1759 - definitely what the area has needed for some time."**



## A bit of history

A competition to come up with a name for the café, attracted hundreds of suggestions. We chose the date which represents a link to the history of the area. Many of the barrack buildings in Bordon were named after land battles that were part of the Battle of Quebec, which took place in 1759 between the British and the French. This seemed the perfect fit for the new café, which is situated between two historic barrack blocks.

# Modern Methods of Construction

We're committed to adopting Modern Methods of Construction, building more homes each year through MMC.

As a member of Advantage South West, we're part of the Building Better alliance which is supported by the National Housing Federation. The Building Better consortium uses their collective purchasing power to buy homes from leading MMC manufacturers to develop offsite solutions at a greater scale.

Working collaboratively helps us all to achieve greater quality and build in a more efficient, sustainable way.

Alongside working with Building Better, we're also collaborating with other MMC developing partners exploring opportunities to deliver additional MMC sites including BoKlok and ilke Homes.

Built on land provided by Homes England, Brue Farm is situated in Highbridge. All of the 123 homes are being made using Modern Methods of Construction (MMC) entirely and will all be affordable, with 63 homes available for Shared Ownership and 60 for affordable rent.

MMC is a greener solution for building homes, not only during the build phase but once residents are settled into their property. Homes made in this way are made to conserve energy. And we're building to a high standard, designing light, bright and safe homes.

MMC helps to reduce waste due to the precision engineering involved and speeds up delivery to give communities the homes they need to thrive.



## Brue Farm

<b>Sedgemoor</b>	
<b>Completion:</b>	Summer 2022
<b>Local Authority:</b>	Sedgemoor District Council
<b>Developer:</b>	Abri, Keepmoat
<b>Contractor:</b>	ilke Homes
<b>Tenure:</b>	Affordable Rent, Shared Ownership
<b>Homes:</b>	123

Brue Farm features 123 affordable homes built using Modern Methods of Construction (MMC) entirely. The modular system used for the construction means entire sections of the home are built offsite and delivered to the location ready to be placed on the foundations. Using precision engineering, the homes are built in a much shorter time than traditional construction and have a lower carbon footprint due to a significant reduction in the amount of waste materials produced.

# Community Investment

## Round About Café

The Round About Café was set up mainly to support local Abri customers living on the Mansbridge housing estate with key objectives of supporting employment, training and volunteering, health and wellbeing, and digital inclusion.

Since it opened, it has supported over 100 accredited/certificated courses and provided 200 in-house training opportunities. In the last year alone, the café has helped 22 people into employment, helped 50 people to get online and access services previously unavailable, and engaged 50 people into activities to improve the health and wellbeing of the community, such as mini health checks.

Volunteers working at the Round About Café have received a Queen's Award for Voluntary Service – the highest award given to volunteer groups across the UK. The award recognises the outstanding efforts of volunteers who meet the needs of local communities. It is awarded to volunteer groups who are recognised and respected by the people that their work benefits most. The team received a certificate signed by the Queen and a domed glass crystal, whilst one of the volunteers and the Café Supervisor working at the café were also invited to a royal garden party at Buckingham Palace in London.



Discussing the win, Gary Orr, Chief Executive of Abri said:

**“This is a truly fantastic achievement for the team at Round About Café and is a testament to the massive contribution they have made to the local community in Mansbridge.**

**“Every day the volunteers help to raise hopes and aspirations of local people, filling the café with their passion and enthusiasm. This award is all about them and we could not be happier to see them rewarded for their commitment to improving the lives of others.”**



Left to Right: Mayor of Southampton Peter Baillie, Queens Representative Mrs Joan Ferrer, Volunteer Shirley Watts, Councillor Sharon Mintoff, Lord Lieutenant Nigel Atkinson, Round About Café Supervisor Nigel Powney, Community Investment Team Leader Stephanie Dutton, Volunteer Heather Thompson, Round About Café Apprentice Tom Richards, Councillor Lorna Fielker, Volunteer Dean Radmore, Community Development Officer Paula Windebank, Executive Director Strategic Partnerships & Projects Ralph Facey, Resident Kelly Lucas, Community Development Officer Barbara Cooke, Councillor Matthew Bunday, Customer Lynda Rich

# Abri Employment Services

We have a simple mission to give people the confidence and skills to find a job. Or start their own business. Or get the training and support they need to take the next steps. It's all about helping people feel financially secure and independent.

**We've already helped 2,000+ people. But before 2025, we're going to help at least 2,000 more by:**

- Working with local employers.
- Encouraging people to work in our sector. Housing is fantastic. There's loads of jobs for people with all interests and skills.
- Working with schools, colleges and universities to create training, job and apprenticeship opportunities.
- Creating new products and services
- Continuing to provide our Create self-employment course



## Case study

David 33 years-old, found himself homeless due to unforeseen circumstances. David suffers from PTSD, depression and anxiety which is all a result of traumatic childhood experiences. As a homeless person he was finding it hard to begin his journey back to employment and reached out to the new job club in St Peter's Community Centre for support.

David wasn't an Abri customer, but this wasn't an issue as at the St Peters Job Club we support the entire community. We helped him write his CV and set up an account on job portals with a personal profile to begin his job search. David was also given paper copies of his CV to leave with employers in the local area.

David thought it wouldn't be cost effective to work as he'd lose his benefit entitlement. The employment coach was able to complete an online 'entitled to' calculation which showed him that by working he would financially be much better off than continuing to claim benefits and not working.

David has an interest in mechanics and has completed a Level 3 mechanics qualification whilst at college: with this information we discussed the possibility of an apprenticeship and were able to register on the Gov.uk apprenticeship website and apply for a local opportunity.

The employment coach supported him through this process guiding him through the application. To further enhance his chances of finding work, we enrolled him on an SIA course with Bridgwater and Taunton College. This training is done locally, and David was supported throughout the training: on completion gained a licence to become a door supervisor and be able to steward at events.

As we continued to meet David's confidence grew and the interactions he's had with the employment coaches helped him stay focused on his goal to find work.

David first appeared at the Job Club anxious and withdrawn but with the Employment Coaches help he has gained confidence, developed self-worth and motivation to improve his circumstances.

David has secured a job with a local builder and in addition to this received an invitation to interview with another local company. This boosted his confidence tremendously and he is now looking forward to the future.





Creating communities,  
empowering lives

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