

About Octavia Housing

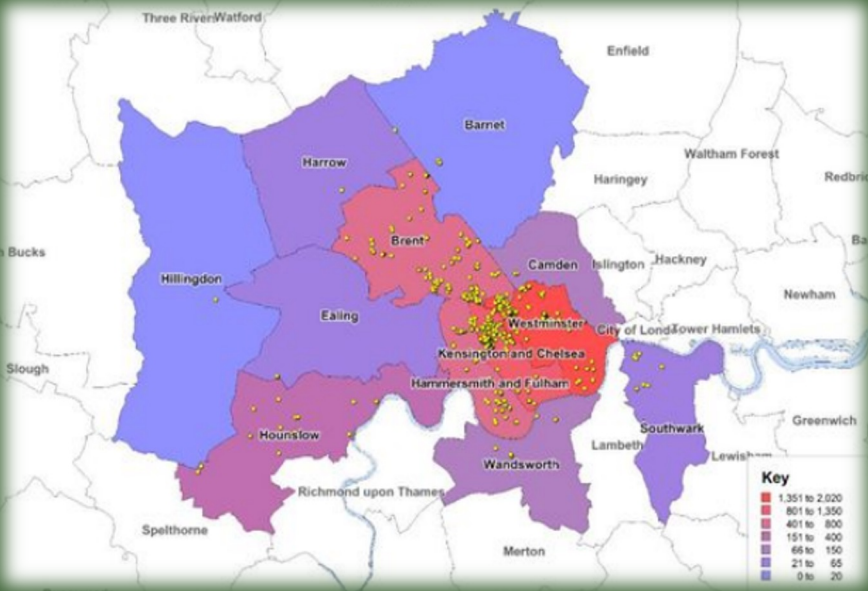


“Octavia has helped me to find a place I can call home. It’s top notch. I like cooking and this is somewhere where I can entertain my friends. It’s super quiet here but also well connected. I can get to central London in a matter of minutes.”

OCTAVIA 
For the common good. Since 1865.

Our Story

Vibrant Communities,
Better Lives for All



1838

Octavia Hill is born in Wisbech, Cambridgeshire on 3rd December 1838. Shortly after, her father is declared bankrupt and she is brought up in very modest conditions. She was influenced significantly by her grandfather, Thomas Southwood Smith, a pioneer of sanitary reform.

1853

Octavia Hill meets John Ruskin, a leading art critic, who is impressed by her philanthropic interests and she becomes his pupil.



1866

Ruskin buys houses in Freshwater Place, which Octavia also renovates alongside the playground area nearby; an example of what she considered important to wellbeing - access to nature and 'outdoor living areas' within inner cities. Octavia takes on management of Sarsden Buildings off Oxford Street.



1846

Octavia Hill moves to Finchley, London.

1865

Octavia convinces Ruskin to use some of his inheritance to buy properties in Paradise Place, Marylebone, which she manages based on the promise of a five percent return. This was the birth of the social housing model still used today - an ethical investment model.

2015

We celebrated the **150th anniversary** of Octavia Hill acquiring her first homes for social housing and effectively founding our organisation through the release of **our book A Life More Noble**. People from across Octavia and the public contributed to the book including; broadcaster Ian Hislop and actors Maxine Peake and Tamsin Greig.



2020

We **rebrand as Octavia**, bringing all our activities into one; homes, support and care.



OCTAVIA 



2017

We officially opened **The Reed in north Kensington** - a space for people to socialise, to learn new skills and develop new interests. It is home to Base@theReed, a digital club for young people living in the area.

2019

Sandra Skeete joins Octavia as CEO - the first woman since Octavia herself to pioneer her legacy.

2021

Octavia publishes its first Environmental, Social and Governance report.



Our Commitments



Tackling Inequality
Optimise our impact
People-centred
Modern and engaging
Build our Legacy



To Residents

We are committed to being an exemplary landlord and keeping residents safe. In 2022/23 we worked with residents and staff to develop a **Resident Influence Strategy**. Our strategic resident group, **Your Voice**, has since been refreshed to form a resident only panel with **13 members** across all tenure types.



To Communities

This was our second year of successfully delivering on our Communities Strategy 2021-2024 'Building on our Legacy'. We supported a record 4,409 people in 2022/23, surpassing our aim of engaging 4,200 people by 2024.



To Our People

Living by our Values means that we can provide excellent customer care, improve performance, and help us to achieve our mission of creating good homes and better lives. We reformed our EDI Steering Group to drive forward our EDI strategy and agenda. We have invested in our Head Office, Emily House



To Partnerships - Influencing the Local Agenda

Octavia was invited to join the **North Paddington Strategic Partnership Board** as a registered social landlord to support the final vision, design, and priorities for the North Paddington Programme. We were also invited to form part of the **Westminster Anchor Alliance** whose ambition is to expand access, employment opportunities and collaboration around social mission. We are leaders of the Connected Partnership – a strategic group with the GLA, Origin Housing and Shepherds Bush.



To Building Great, Affordable Homes

We have **5,378** homes. Our Growth Strategy delivers against a need for more housing across tenures - from 200 homes a year to 60 homes a year - 40% rent/ 40% shared ownership and 20% outright sale. By 2028, we will have 739 new homes.



To Environmental Sustainability

Our **Environmental Sustainability Strategy** scored **14.16 out of 15** as an “effective strategy. We were awarded the gold SHIFT award for the 5th year running, ranking us 3rd out of 40 recent SHIFT assessments. We aim to be net zero carbon in new homes by 2030 and existing homes by 2050. We were also awarded **£1.5m of the Social Housing Decarbonisation Fund** to make homes warmer and more energy efficient for residents.



Our Impact

4,409 people reached through Octavia's community work

457 people volunteered with us

136 people were supported with employment and training advice through 'Pathways to Work'

35 people were supported into paid work

834 older people benefitted from outreach services, befriending and activities

455 older and/or disabled people received free handyman or gardener visits

£99,999.20 donated to 12 local charities through Octavia's Better Lives Community Fund to run projects for young people

1,556 young people attended activities provided through funding from Octavia's Better Lives Community Fund

341 young people attended regular weekday and school holiday events at Base, our creative youth provision, and through Base Productions, our innovative Youth-Led Production Company

305 people received emergency food or energy support

160 people living on low incomes received grants for essential household items, totalling over **£46,000** in value provided directly to residents

£331,632 fundraised to support our range of community projects

13 charity shops support the **Octavia Foundation** – we exceeded our gross profit expectations this year.



"If I hadn't got through to the wonderful staff I have dealt with, my mum might not be here today. It's been a life-changing connection for us that has given mum a new lease of life. Since her cry for help, all she has received is good news. She has always been a very bubbly and vibrant woman and it's so nice to see her feeling happier and more herself again."

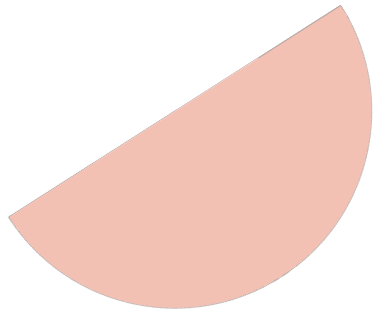


"Thank you to all of you for bringing a great deal of happiness to my dear Dad. He was looking for company and friendship and that is what he found with you. I will always be grateful to you for that".



"Through my apprenticeship, Octavia has supported me to gain a youth work practice qualification. The Level two accreditation I chose has provided me with the knowledge and skills needed to be a youth worker."





OCTAVIA

Octavia, Emily House, 202-208 Kensal Road, London, W10 5BN

T 020 8354 5500 E info@octavia.org.uk W www.octavia.org.uk

