



Creating communities,
empowering lives

Development portfolio





We believe everyone has the right to a good quality safe, warm and sustainable home in a community where they can belong, grow and thrive.

We're committed to building more homes and enabling opportunities for home ownership. Collaboration is key to achieving our goals and 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 large housing provider who own and manage more than 50,000 homes and various community assets, serving 114,000 customers.

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. In October 2023 Silva Homes joined Abri making the group a financially stronger and more resilient organisation.

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 10,000 homes. You might think that's ambitious. But we've got a plan. Innovation is going to be key to increase delivery speed and take control of quality.

Build more homes

- Building more than 1,000 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 utilising modern methods of construction to minimise our carbon footprint and 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:

Homes England Strategic Partner

As a Strategic Partner with Homes England Abri 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.

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.

Greener Futures Partnership

The Partnership is made up of five of the UK's largest housing associations with a joint turnover of £2.3bn, representing over 600,000 customers in 300,000 homes. Using the strength of their partnership their aim is to improve the energy efficiency and affordability of their homes, enhancing customers' living conditions and creating a sector-leading approach to sustainability.

Consortium of Associations South East (CASE)

Abri is one of 12 CASE members that own and manage over 500,000 homes predominantly in London and the south of England. CASE members are a major force for the provision of new affordable housing in the South East, and own and manage a third of the total of housing association homes in the region. Collectively, CASE make significant investments which increase housing supply in the region and make substantial contributions to local economic activity and employment.

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. Together they work to identify and tackle the barriers to new housing in the region. Their collective voice is making the case for new housing at a local, regional and national level.

G1/V1 regulatory rating
(reaffirmed November 2023)

Moody's credit rating of
A3 stable
(November 2023)

Managing assets worth
£7.9Bn

2,000 people
into sustainable employment

50,000
homes and community assets

Build
10,000
homes by 2030

Investment of
£85m
into existing homes

Working with
36 local
authorities

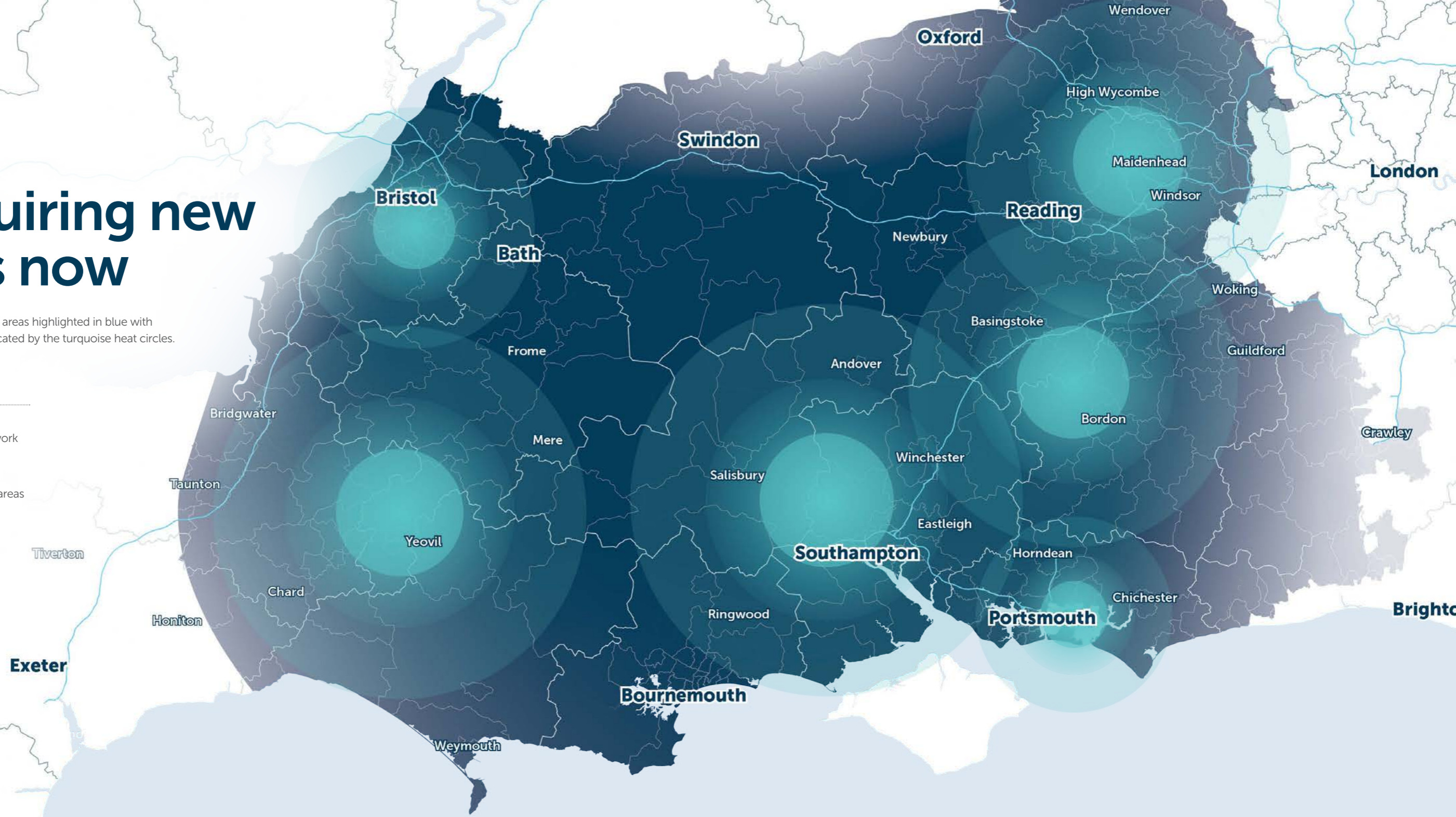
114,000
Customer count

Acquiring new sites now

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

Key

-  Areas we work
-  Key target areas



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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 solution whether that's land led, regeneration, joint ventures, package deals or Section 106.



Hilltop View, Catherington. A land led development built by Abri's inhouse construction team



Shackleton Heights, Bristol. A land led development on a former brownfield site



Violet Cross, Hazelbury Bryan. A package deal with AJC Group



The Chocolate Factory, Bristol. Regenerating the former Elizabeth Shaw factory with Generator South West



MMC at Brue Farm, Somerset



Herbert Collins House, Southampton built by Abri's inhouse construction team



Woodgate, Pease Pottage. A joint venture with Thakeham

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.

"The transition from planning phase to construction phase is often a clunky and difficult process with legal and technical pressures involved in handing over the site to the construction partner, but having worked with Abri on two of our recent projects we found this process to be positive. The Abri team were responsive, diligent and professional, and most importantly stood by their commercial commitment to us, and to the commitments we had made to local stakeholders and residents during the planning process."

Ben Boyce
Managing Director, Ashill Group

"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

"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

Shackleton Heights

Bristol
Completion: 2024
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 provides 50% affordable homes which is a significant increase on the usual 30% requested by Bristol City Council. The new homes feature a mixture of two, three and four-bedroom houses and one and two-bedroom apartments. Of these, 17 homes are available for social rent and 20 for Shared Ownership – and another 37 are open-market sale, with profits reinvested back to deliver more affordable homes in the future.



Cockroad Lane

Beaminster
Completion: 2026
Local Authority: Dorset Council
Developer: Abri
Tenure: 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. Alongside the homes we'll be creating new areas of greenspace, including woodland and hedgerow planting, a children's play area and recreational footpaths.



Skylar View

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

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



Portugal Road

Woking
Completion: 2025
Local Authority: Woking Borough Council
Developer: Abri
Contractor: Countryside
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 for rent in Drimpton, Dorset are 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 (JV). 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 is just one of many projects we will deliver together in the future"

Darren Maddox
Divisional Chairman, Vistry Group

"Following the establishment of a formal joint venture, Lovell and Abri have worked seamlessly on our flagship project, 'Bincombe Park' in Weymouth. Working on this project over the past couple of years has demonstrated the depth of our collaboration, which has far exceeded our initial expectations. Working with Abri has been a pleasure. We share common values and have enjoyed collaborating with Abri's team of like-minded individuals, who are not only friendly and open-minded but also maintain the utmost professionalism.

"This partnership has enabled us to bring to fruition an exceptional housing scheme, delivering much-needed high-quality homes and forming a vibrant local community. I wouldn't hesitate to work with Abri again on future projects, whether through this joint venture or more traditional partnership models."

David Gough
Commercial Director, Lovell

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 is creating 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 also provides 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. We've also made a joint £600,000 donation with Thakeham for a new state of the art St Catherine's Hospice facility, the additional donation brings our total combined support to over £2 million for the hospice.



THAKEHAM





Sayers Common

Mid Sussex
Completion: 2024
Local Authority: Mid Sussex District Council
Developer: Vistry Group (Previously Galliford Try PLC)
Contractor: Linden Limited
Tenure: Market Sale, Affordable Rent, Shared Ownership
Homes: 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.



Manorwood

Surrey
Completion: 2024
Local Authority: Guildford Borough Council
Developer: Abri and Thakeham
Contractor: Thakeham
Tenure: Market Sale, Shared Ownership, Affordable Rent
Homes: 139

Manorwood is a new development near Guildford which is predicted to be one of the most sustainable in the region with over 300 solar panels being installed across the site. With fast electric car charging points, high standards of insulation and doubling the air tightness, the new homes will achieve at least a 30% reduction in carbon emissions. The predicted annual carbon emissions from this development have been reduced by more than 20,000 kg CO2 of what was required, the equivalent emissions of nearly 10 homes every year.



Bincombe Park

Weymouth
Start Date: Spring 2023
Completion: 2030
Local Authority: Dorset Council
Developer: Abri and Lovell Partnerships Limited
Contractor: Lovell Partnerships Limited
Tenure: Market Sale, Shared Ownership, Affordable Rent
Homes: 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 wildlife 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."

David Cracklen
Founder, Director AJC Group



The Old Brewery

Bristol
Completion: 2024
Local Authority: Bristol City Council
Developer: Abri
Contractor: McLaughlin & Harvey
Tenure: Shared Ownership, Social Rent
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 2024.

"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
Land and Partnerships Director, 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

"Dorset Council have been very impressed with the recent affordable housing schemes brought forward by Abri. These have included small rural sites, community land trust developments and large joint venture schemes. Abri have worked to increase the delivery of affordable homes in the Dorset area to help meet the high level of housing need. Dorset Council have supported a number of these developments and have always been pleased with Abri's desire to build high quality homes on well designed developments. We hope to do more work with Abri to increase the number of homes they are bringing forward in our area."

Paul Derrien
Housing Enabling and Delivery Team Leader, Dorset Council

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 consist of 15 one-bedroom and 21 two-bedroom apartments and are all 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 have been retained. In addition to homes, the development provides services for the local community including a dedicated community hub, starter units for businesses and a café/bar.



Violet Cross

Hazelbury Bryan
Completion: 2023
Local Authority: Dorset Council
Developer: Abri
Contractor: AJC Developments
Tenure: Affordable Rent and Shared Ownership
Homes: 21

We've worked 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: 2024
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.





Seafield Road

Portchester
Completion: 2024
Local Authority: Fareham Borough Council
Developer: Abri
Contractor: Hampshire Homes
Tenure: Shared Ownership and Affordable Rent
Homes: 48

Seafield Road is a development of 48 new homes in a stunning location, close to waterfront leisure activities near the Solent in Portchester. All the two, three and four-bedroom houses will be affordable. Built on brownfield land, Seafield View places the environment at the forefront of its design. When complete, more than 50% of the land procured will be set aside to preserve and protect the local ecology. The new area will be a nature reserve, supporting local habitats as well as offering residents a green space to enjoy between the homes and water's edge. The homes themselves will have an ECP rating B, ensuring they remain energy efficient to protect the environment and reduce resident energy bills.



Lindsay Road

Poole
Completion: 2024
Local Authority: Bournemouth Christchurch and Poole
Developer: Abri and AJC Group
Contractor: AJC Group
Tenure: Shared Ownership and Affordable Rent
Homes: 44

A 100% affordable development, consisting of one and two-bedroom apartments across a striking three-storey residential building. Located within the Branksome Park and Chine Conservation Area. The new homes will help to strengthen the community by helping local people remain local in the affluent coastal district of Branksome Park.



Bath Road

Bristol
Completion: 2025
Local Authority: Bristol City Council
Developer: Abri and Vistry
Contractor: Vistry
Tenure: Shared Ownership and Affordable Rent
Homes: 109

Working with Vistry we're transforming a brownfield site which has been derelict for the last ten years into 109 new affordable homes. Located adjacent to the popular Paintworks site, the new development will provide 100% affordable housing and a new 306 sq m commercial building. A new bus layby will also be created, encouraging residents to use sustainable methods of transport in the Bristol area. The development will also provide future connections to the Bristol Heat Network, to deliver affordable, low-carbon heat and energy.



Horlicks Quarter

Slough
Completion: 2025
Local Authority: Slough Borough Council
Developer: Berkeley Homes
Contractor: Berkeley Homes
Tenure: Shared Ownership
Homes: 75

We're working with Berkeley Homes to deliver 75 shared ownership homes in Horlicks Quarter, Slough.

The homes are part of Berkeley Home's wider Horlicks Quarter development, regenerating a brownfield site into a new community, including 1,300 homes, open spaces and the restoration of the former Horlicks Factory, clock tower and chimney.

As a Strategic Partner for Homes England, our 75 homes will be delivered using Homes England grant funding. The homes will be delivered across two blocks of apartments, with 40 one-bed and 35 two-beds apartments, all for shared ownership.

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.

"Abri shares our ambition for delivering high quality affordable homes at scale and we have worked in partnership successfully for many years, helping to transform communities across the South of England. They have proven themselves to be a reliable and much valued partner, and we look forward to working together in future."

Martin Brimm
Director of Affordable Housing at
Countryside Partnerships

St Cloud Way



Pembers Hill Park



Foxglove Meadow



Coopers Court



The Meadows



Northern Quadrant



Sunningdale Park



Wool Gardens



Coopers Hill



Hartland Village



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.

Completed Homes



The Orchards

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.



Herbert Collins House

Southampton
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.

Hilltop View

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.



Limewood Place

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

Limewood Place 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.



Homes Under Construction

"Abri is a professional and modern Registered Provider, with a great understanding of development and how to make things happen. We look forward to further collaborating with the team on new opportunities as a partner of choice."

Phil Prosser
 Business Development Director
 Highwood Group



Sherecroft Farm

Botley
Completion: 2026
Local Authority: Winchester City Council
Developer: Abri
Contractor: Abri
Tenure: Shared Ownership and Affordable Rent
Homes: 115

The provision of at least 109 affordable homes planned for the site significantly exceeds policy requirements for new developments and includes 42 homes for affordable rent and 67 available to buy through shared ownership. With the high demand for low-cost and high-quality housing nationally it's especially important to be able to deliver homes at such a scale and make so many of them affordable.

Gardeners Walk

Guildford
Completion: 2024
Local Authority: Guildford Borough Council
Developer: Abri
Contractor: Abri
Tenure: Shared Ownership and Affordable Rent
Homes: 37

A development of 37 affordable homes that include sustainable features to lower their carbon footprint. The designs for the new homes will incorporate electric car charging points and green roofs on some of the garages to help create natural habitats for flora and fauna and aid biodiversity. The green roofs will also help to lower carbon by absorbing CO2 and helping the buildings blend with the natural environment.

The Yews

Tangmere
Completion: 2024
Local Authority: Chichester District Council
Developer: Abri
Contractor: Abri
Tenure: Shared Ownership and Affordable Rent
Homes: 38

The 38 homes are part of a new low-carbon development called The Yews, incorporating a range of sustainable features to help reduce energy bills for residents. Each of the homes will include solar panels on the roofs and air source heat pumps which transfer external heat into the home. Street lighting using a combination of renewable solar and wind power is also being used to help lower the carbon footprint of the development.





Tillingbourne Gardens

Guildford
Completion: 2024
Local Authority: Guildford Borough Council
Developer: Abri
Contractor: Abri
Tenure: Shared Ownership and Market Sale
Homes: 17

A new development of 17 sustainable homes designed to include electric car charging points, solar panels and additional insulation to lower their carbon footprint. The proposals include 13 affordable homes which will be one and two-bedroom flats available through shared ownership and four, three-bedroom open market sale homes.



Sorbus House

Wokingham
Completion: 2024
Local Authority: Wokingham Borough Council
Developer: Abri
Contractor: Abri
Tenure: Affordable Rent
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: 2025
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: 2025
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.

Modern Methods of Construction

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

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 at Lockleaze in Bristol and with Rollalong in Guildford.

Built on land provided by Homes England, Brue Farm is situated in Highbridge. All of the 123 homes were made using Modern Methods of Construction (MMC) entirely and are all 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

Sedgemoor
Completed: Summer 2022
Local Authority: Somerset Council
Developer: Abri, Keepmoat
Tenure: Affordable Rent, Shared Ownership
Homes: 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 were 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.



Beech Lane

Guildford
Completion: Summer 2025
Local Authority: Guildford Borough Council
Developer: Silva
Contractor: Rollalong
Tenure: Social Rent, Shared Ownership
Homes: 16

On land off Beech Lane in Normandy, Guildford we're developing 16 factory-built homes which will be zero carbon in use. The homes will be built to Future Homes Standard 2025 with low carbon heating and world-leading levels of energy efficiency to help lower energy bills for customers.

Herkomer Close

Bristol
Completion: 2024
Local Authority: Bristol City Council
Developer: Abri
Tenure: Shared Ownership, Affordable Rent
Homes: 40

We're working with offsite manufacturing specialist BoKlok to build 40 new homes on land purchased from Bristol City Council at Herkomer Close in Lockleaze. The new eco-friendly homes will be built using the latest techniques in factory-built housing and incorporate sustainable features including high standards of insulation, air source heat pumps and electric car charging points. By building using MMC the homes will use just under 4% of the carbon compared to a home built using traditional methods.

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.



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.



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.

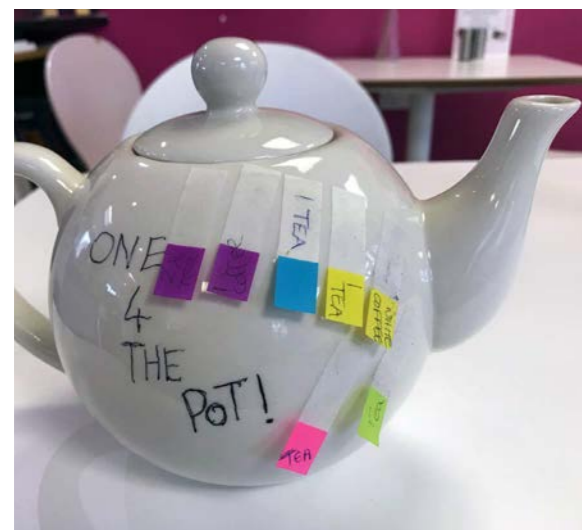
Volunteers working at the Round About Café have received a Queen's Award for Voluntary Service – the highest award given to volunteer groups across the UK. The award recognises the outstanding efforts of volunteers who meet the needs of local communities. It is awarded to volunteer groups who are recognised 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.”



Community Investment

We want people to love where they live. But we also want them to receive the support they need to succeed. We're investing £15m into our communities.

Our focus is always on supporting local needs and our scale as an organisation enables us to deliver more affordable homes, invest in our homes and communities and help tackle climate change. But our customers and communities are all different. That's why we're focused on addressing local issues and finding opportunities to help our communities thrive.



Supporting our local communities

We believe local people know what's best for them and their community. We're refocusing our community investment and resident involvement, resetting our aim to go where the need is greatest. This means we can target our resources and investment, amplify our work with local delivery partners and adapt our approach when appropriate.

Supporting customers with the cost of living

Helping customers face the rising cost of living is one of Abri key priorities. We understand that the cost of living crisis is putting significant pressure on household finances, so we're doing all that we can to support customers during this period.



To support customers with the cost of living we've launched a dedicated hub for quick access to support available and tips to reduce spending – costoflivinghub.abri.co.uk

We've also given our teams more resources so that they're ready and able to respond. Our main priority is to support our customers. There isn't a one size fits all solution. We're listening to what our frontline colleagues are hearing, to understand how each of our customers might be affected so that we can target our support.

We also have a dedicated Tenancy Support Service who provide:

- Welfare benefit advice and benefit calculations
- Help with budgeting
- Crisis Support Fund to purchase essentials like white goods, carpets, food and fuel vouchers

Abri means shelter, and providing shelter is our purpose. We firmly support the National Housing Federation's pledge to support any customer that is struggling with money worries. We will keep people secure in their homes, help those who are struggling to get the support they need, and as always, act compassionately and quickly where people are in need.



Creating communities,
empowering lives

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Abri is a trading name of Abri Group Limited (a Registered Society under the Co-operative and Community Benefit Societies Act 2014, no. 8537 and a charitable registered provider with the Regulator of Social Housing no. L4172) and The Swaythling Housing Society Limited (a Registered Society under the Co-operative and Community Benefit Societies Act 2014 no. 10237R and a registered provider with the Regulator of Social Housing no. L0689). Registered office: Collins House, Bishopstoke Road, Eastleigh, Hampshire SO50 6AD.

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